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**Ventura County Transportation Commission:**  
Keith Millhouse, Moorpark

## MEETING OF THE

# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #3

### **PLEASE NOTE MEETING TIME AND PLACE**

**Thursday, October 12, 2006**

**10:00 a.m. - 1:00 p.m.**

#### **SCAG Riverside Office**

**3600 Lime Street, #216**

**Riverside, CA 92501**

**951. 784.1513**

#### **Video Conference Location**

**SCAG, Main Office**

**818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor**

**Riverside A Room**

**213-236-1800**

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Ma'Ayn Johnson at 213.236.1975 or [johnson@scag.ca.gov](mailto:johnson@scag.ca.gov).

Agendas and Minutes for the Community, Economic, and Human Development RHNA SubCommittee will be available at <http://www.scag.ca.gov/Housing/rhna.htm>

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1868 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1868.

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Community, Economic, & Human Development Committee  
RHNA Subcommittee  
Roster of Members and Alternates

October 2006

*Jon Edney, Chair*

**Members**

Jon Edney

Paul Nowatka

Gil Coerper

Ronald Loveridge

Timothy Jasper

Mary Ann Krause

**Representing**

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Los Angeles County

Orange County

Riverside County

San Bernardino County

Ventura County

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**Member Alternates**

Ed Reyes

Doug Davert

Charles White

Larry McCallon

Carl Morehouse

**Representing**

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# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #3

## AGENDA

PAGE #

TIME

*"Any item listed on the agenda (action or information) may be acted upon at the discretion of the Committee".*

- 1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE; ROLL CALL Hon. Jon Edney, Chair

- 2.0 PUBLIC COMMENT PERIOD  
Members of the public desiring to speak on an agenda item or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. A speaker's card must be turned in before the meeting is called to order. Comments will be limited to three minutes. The chair may limit the total time for all comments to twenty (20) minutes.

- 3.0 REVIEW AND PRIORITIZE AGENDA ITEMS

- 4.0 CONSENT CALENDAR

- 4.1 Receive and File

- 4.1.1 Written Communication Regarding RHNA Methodology

1

**Attachment**

The Subcommittee is receiving copies of all written communications regarding the RHNA methodology.

- 4.2 Consent Calendar

- 4.2.1 Minutes of CEHD RHNA Subcommittee Meeting #2 September 28, 2006

16

**Attachment**



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS

# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #3

## AGENDA

PAGE #

TIME

- 4.2.2 Transcript of Public Hearing/ Workshop on  
Integrated Regional Growth Forecast and Regional  
Housing Needs Assessment (RHNA) methodology  
September 28, 2006

Attachment to be sent under separate cover before  
the meeting.

### 5.0 INFORMATION

- 5.1.1 Transmittal of Farmworker Employment Data  
By Subregion

23

These data are being provided to the Subcommittees  
and in the upcoming subregional workshops.

Attachment

### 6.0 ACTION ITEMS

- 6.1.1 Guidance for Application of Housing Cost Factor  
To RHNA

Attachment

54

At the September 28, 2006 RHNA Subcommittee meeting,  
the committee took action to include a housing cost factor  
in the RHNA methodology. This item further discusses  
approaches to defining the housing cost factor.

ACTION: Provide guidance to staff.

- 6.1.2 Reconsideration of Subcommittee  
September 28, 2006 Action Regarding Approval of  
a Policy action for Market Demand

Attachment

62

ACTION: Reconsider approval of a policy for  
the market demand factor.



SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS

# Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #3

## AGENDA

PAGE #

TIME

6.1.3 Deliberation on Diversity Policies for  
Fair Share Adjustments

64

**Attachment**

Diversity policies assist in developing the methodology for housing needs assessment in the very low, low, moderate, and above moderate income categories.

ACTION: Approve Policies.

7.0 CHAIR'S REPORT

Hon. Jon Edney, Chair

8.0 ADJOURNMENT

The next meeting of the CEHD RHNA Subcommittee will be held from 1:00 pm-3:00 pm on Thursday, October 19, 2006 in the SCAG Main Office: 818 W. Seventh Street, 12<sup>th</sup> Floor, Los Angeles, CA 90017.



SOUTHERN CALIFORNIA  
ASSOCIATION of GOVERNMENTS

# MEMO

**DATE:** October 12, 2006

**TO:** CEHD RHNA Subcommittee

**FROM:** Ma'Ayn Johnson, Assistant Regional Planner, Community Development  
213 236 1975 johnson@scag.ca.gov

**SUBJECT:** Written Communication Regarding RHNA Methodology

## SUMMARY:

To facilitate public participation in the RHNA process, SCAG encouraged written comments and inquiries regarding RHNA methodology to be submitted prior to and during the first RHNA Public Hearing/Methodology Workshop on September 28, 2006. The following is an outline of the comments received prior to and during the Public Hearing/Workshop. Copies of the written comments are attached as well.

	Name/Organization	Date of Comment	General Category of Comment (e.g. RHNA Methodology, Process, Policy, Other)
1.	James Hartl, AICP, Acting Dir. Of Planning Los Angeles County Dept. of Regional Planning	08/08/06 (submitted as part of 09/28/06 Public Hearing by Julie Moore)	Methodology and Policy. Questions distribution of total regional number to local jurisdictions during last RHNA, and requests that Los Angeles County receive a fair regional housing needs allocation for this RHNA.
2.	Dennis Wilberg, City Manager City of Mission Viejo	09/20/06	Process. Provides suggestions regarding improving RHNA process.
3.	Dan Silver, Executive Director Endangered Habitats League	09/23/06	Methodology and Policy. Requests that housing allocations be directed "most efficiently" so as to reduce allocations where natural habitat/agricultural land is present, reduce allocation in unincorporated areas, increase them in municipalities and 2% areas.
4.	Michael D. Fitts, Staff Attorney Endangered Habitats League	09/25/06 (Supplemental Comment)	Methodology. Emphasizes that AB 2158 factors must be adequately incorporated into RHNA methodology and SCAG must disclose underlying data sources and assumptions regarding these factors.
5.	Mary Justice (member of the public) Resides in Thousands Oaks, CA	09/28/06	Other. Provides information about property owned by Ms. Justice in Riverside County which may be subject of a General Plan Amendment to reduce residential development.

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Doc# 127832

10/4/06



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

August 8, 2006

TO: Mark Pisano, Executive Director  
Southern California Association of Governments

FROM: James E. Hartl, AICP  
Acting Director of Planning

SUBJECT: RHNA ALLOCATION FOR UNINCORPORATED LOS ANGELES  
COUNTY

In 2005 and 2006, the Los Angeles County Department of Regional Planning provided written feedback and an oral presentation to SCAG in response to the 2004 RTP projections. In order to continue the dialogue with SCAG to produce thorough and accurate projections for the Regional Housing Needs Assessment (RHNA), and in light of the proposed changes per the SCAG Pilot Program, the Los Angeles County Department of Regional Planning would like for SCAG to consider of the following concerns and observations for the unincorporated areas of Los Angeles County during the regional housing needs allocation process:

According to the April 2006 SCAG report entitled, *SCAG Housing Element Compliance and Building Permit Issuance in the SCAG Region*, the region exceeded its regional housing goals during the previous Housing Element planning period, between 1/1/1998-6/30/2005 (114%). However, only 95 out of 193 jurisdictions individually met their RHNA goals – yielding a deficit of 98 jurisdictions, or 51%, which did not. This suggests that the total regional goal on the whole is accurate, but the distribution of the total number among the local jurisdictions is not.

When considering the appropriateness of the RHNA allocation for unincorporated Los Angeles County, it is necessary to consider that despite the many accomplishments that the County has achieved in promoting the production and preservation of housing in the unincorporated areas, the County has only achieved 44% of its RHNA allocation during the 1/1/1998-6/30/2005 Housing Element planning period. The table below compares the RHNA allocation for unincorporated Los Angeles County with the actual amount of housing units constructed during this past Housing Element planning period.

SCAG RHNA Allocation for Unincorporated Los Angeles County		
RHNA Total Construction Need	New Housing Units Permitted 1/98 - 6/05	Building Permit Issuance as a % of Total Construction Need
52,202	23,008	44%

Source: 2006 SCAG Housing Element Compliance and Building Permit Issuance in the SCAG Region

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According to the Los Angeles County Department of Public Works (DPW), during the recent Housing Element planning period, the County issued building permits for 22,551 dwelling units. During the planning period, the County also issued discretionary approvals for 258 residential development projects totaling 17,681 dwelling units, averaging an annual 2,358, units per year for the seven and a half year period

In addition, Los Angeles County has made significant strides in facilitating the building of affordable dwelling units. According to the Los Angeles County Community Development Commission, 936 new income restricted affordable dwelling units were constructed in the unincorporated area from January 1, 1998 – June 30, 2005. Of these units, 249 are affordable to low-income households, 656 are affordable to very-low income households, and 21 units are affordable to moderate-income households. Note that the 21 moderate-income units are included in the 3,912 moderate-income units constructed during the period January 1, 1998 – June 30, 2005.

RHNA Construction Need and Income Distribution					
	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total
Construction Need - Unincorporated Area	9,019	7,519	9,859	25,835	52,202
Dwelling Units Constructed 1/1/98 - 6/30/05	656	259	3,912	17,724	22,551
Number of New Dwelling Units Still Needed	8,363	7,260	5,947	8,111	29,681

Source: SCAG, Regional Housing Needs Assessment, 2000; Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units assumed to be constructed during the period 1/1/98 – 6/30/05, Los Angeles Community Development Commission affordable housing development completions, January 1, 1998 - June 30, 2005. Income categories based on a household of four members and the area median income which is annually revised according to the U.S. Department of Housing and Urban Development

Furthermore, the County has implemented an ambitious set of programs designed to address the needs of current and future residents of the County as outlined in the County's Housing Element. The County has made accomplishments on the following housing-related projects:

- Adoption of the Affordable Housing Density Bonus Ordinance
- Completion of the Los Angeles County Urban Infill Estimation Study
- Adoption of the Green Line Transit Oriented District (TOD) Ordinance
- Completion of the Green Line TOD Infill Estimation Study
- Implementation of the County's Infill Sites Utilization Program
- Special Needs Housing Alliance
- Formation of Housing Advisory Committee

It is likely that the overall RHNA construction target for the unincorporated area of Los Angeles County was fundamentally inaccurate when considering that even if the County had been in the position to complete the significant task of adopting major regulatory changes to *double* the annual average number of housing units approved for the entire seven and a half year planning period (annual average: 2,358 per year) this would have accomplished only 68 percent of the RHNA allocation ( $2,358 \times 2 = 4,716$ ,  $4,716 \times 7.5 = 35,370$ , 68% of 52,202). The vast *difference* between the 22,551 dwelling units issued through building permits, and 17,681 dwelling units approved and the



RHNA allocation of 52,202 units illustrates that other market factors are at work that are non-regulatory in nature and not under the County's control.

It is our hope to work closely with your staff to develop the next RHNA and for the County to receive a fair regional housing needs allocation for the next Housing Element planning period. To this end, we are enclosing some suggested changes to the SCAG Pilot Program for your consideration. We look forward to working with you and your staff.

Should you have any questions, please contact Julie Moore of my staff at (213) 974-6425.

JEH:JTM:kd

Attachment: Redlined version of proposed language for Section 65584.02 of the Government Code

**SCAG PROPOSED RHNA PILOT PROJECT LANGUAGE**  
**(with suggested changes from Los Angeles County)**

Add Section 65584.02.5 to the Government Code to read:

65584.02.5.(a) For the fourth revision of the housing element pursuant to Section 65588 within the region of the Southern California Association of Governments (SCAG), the existing and projected need for housing for the region as a whole and for each member jurisdiction within the region shall be determined according to the provisions of this article. SCAG shall determine ~~prepare the fourth revision of the Housing Element Regional Housing Needs Assessment the existing and future regional housing need,~~ in accordance with the following:

- (1) Develop an integrated long-term growth forecast, by 5 year increments, to determine existing and future regional housing need.
- (2) The forecast shall include three major variables: population, employment, and households by geographic area throughout the region.
- (3) SCAG shall convert households into housing units using replacement rates from the Department of Finance (DOF), and county level vacancy rates from the most recent Census, by weighing vacancy rates of for-sale and for-rent units.
- (4) ~~(b) SCAG shall consider the factors specified in Government Code Sections 655084.04(d) paragraph (1), subparagraphs (A)(B)(C) of paragraph (2)(A-C), and paragraphs (3),(5), and (9) of subdivision (d) of Section 65584.04, early in the growth forecast process, and shall not be required to survey its member jurisdictions pursuant to subdivision (b) of Section 65584.04.~~
- (4) ~~(5)~~ SCAG shall approve and transmit the forecast, ~~and transmit it to the State Housing and Community Development Department (HCD) at the regional level with the following variables: population, households, employment and housing units.~~
- (5) ~~(6)~~ If the total regional population forecast for the planning period, developed by SCAG and used for the preparation of the regional transportation plan, is within a range of four ~~(4)~~ percent of the total regional population forecast for the planning period over the same time period by the Department of Finance (DOF), then the population forecast developed by SCAG shall be the basis from which the department determines the existing and projected need for housing in the region.
- (6) ~~(7)~~ If the difference between SCAG's population projection forecast and the forecast one projected by the ~~DOF~~ Department of Finance is over four ~~(4)~~ percent, the ~~California Department of Housing and Community Development (HCD)~~ may convene a ~~P~~panel consisting of representatives from the Department of Finance (DOF), the Employment Development Department (EDD), Caltrans the Department of Transportation and a representative of another Council of Governments (COG) ("Panel") to review the assumptions and methodology of the forecast and to recommend to the department HCD whether or not the household forecasts and assumptions they are consistent with this section ~~or require modifications.~~
- (7) ~~(8)~~ Upon review of the recommendations of the Panel and consultation with SCAG, the department HCD shall either certify the SCAG forecast, ~~or shall certify the forecast determined by the Panel, or shall submit a written proposal for propose an alternative determination of existing and future regional housing need regional housing need, with a~~

~~written explanation for its proposal to the Panel. If the department HCD proposes an alternative regional housing need determination for existing and future regional housing need that is not acceptable to SCAG, the parties shall abide by the determination of the Panel.~~

~~—(b) SCAG shall consider the factors specified in Government Code Sections 655084.04(d) paragraph (1), subparagraphs (A)(B)(C) of paragraph (2)(A-C), and paragraphs (3),(5), and (9) of subdivision (d) of Section 65584.04, early in the growth forecast process, and shall not be required to survey its member jurisdictions pursuant to subdivision (b) of Section 65584.04.~~

~~—(e) (b) SCAG shall delegate development of the Housing Need Allocation Plan regional housing need allocation plan to the subregional entities subregions, provided that subregional entities the subregions agree to maintain the subregional total of housing need throughout the process.~~

~~—(d) (c) In lieu of the survey to its member jurisdictions pursuant to subdivision (b) of Section 65584.04, SCAG shall conduct a minimum of fourteen (14) public workshops, which shall include at least one for each subregion. The objective of the workshop, and shall include but not be limited to the solicitation of information regarding the above factors specified in subdivision (b).~~

~~—(e) (d) The methodology and allocation process shall follow the Regional Transportation Plan (RTP) Growth Forecasting Process and other strategies adopted by SCAG to integrate housing planning with projected population growth and transportation. SCAG shall complete the Housing Need Allocation Plan regional housing need allocation plan twelve (12) months from the date that HCD the department sends notice of the certification of the SCAG forecast.~~

~~—(f) (e) SCAG shall allow a city or county jurisdiction to appeal its draft allocation plan pursuant to subdivisions (d) and (e) of Section 65584.05, but shall not be required to entertain requests for revision pursuant to subdivisions (b) and (c) of Section 65584.05. A city or county jurisdiction shall not be allowed to file more than one appeal, and no appeals may be filed relating to any adjustments made pursuant to subdivision (g) of Section 65584.05.~~

~~—(g) (f) SCAG shall approve the final Housing Need Allocation Plan regional housing need allocation plan with findings that the Plan allocation is consistent with the objectives of this section and with the Regional Transportation Plan, and that the distribution of the allocation will not significantly impact mobility and air quality. In the event that two or more local governments jurisdictions agree to an alternate distribution of appealed housing allocations pursuant to subdivision (g) of Section 65584.05, the SCAG shall review the agreement. The agreement shall only be included in the final regional housing need allocation plan if the SCAG makes a finding that the agreement is consistent with regional transportation and air quality plans and does not exacerbate racial or economic segregation.~~

~~—(h) (g) This section shall be repealed on December 31, 2014, unless a later enacted statute extends that date.~~



# City of Mission Viejo

Office of the City Manager

Lance R. MacLean  
*Mayor*

Frank Ury  
*Mayor Pro Tempore*

Trish Kelley  
*Council Member*

John Paul "J.P." Ledesma  
*Council Member*

Gail Reavis  
*Council Member*

September 20, 2006

Ms. Ma'Ayn Johnson  
Assistant Regional Planner  
Southern California Association of Governments  
818 West Seventh Street, 12<sup>th</sup> Floor  
Los Angeles, California 90017-3435

Dear Ms. Johnson:

RE: SCAG Public Hearing/Workshop on the Integrated Regional Forecast and Regional Housing Needs Assessment (RHNA) Methodology: September 28, 2006

The City of Mission Viejo appreciates receipt of the public notice for the upcoming 9/28/2006 public hearing and workshop on SCAG's proposed integration of its regional forecast with the development of the fourth cycle of the Regional Housing Needs Assessment (RHNA) process, as well as the breadth of background information that has been made available through your Agency's website for the workshop's discussion. Mr. Charles Wilson, Community Development Director for the City of Mission Viejo, will be attending the RHNA workshop and advising the City of key issues that are discussed.

The City of Mission Viejo also appreciates the opportunity to provide written comments for consideration and discussion at the public hearing/workshop. As you are well aware, the City of Mission Viejo, as with all other local jurisdictions in the SCAG region, recognize the significant amount of work that must be accomplished by SCAG, the subregions, and the individual cities and counties, to allow each jurisdiction to successfully adopt a revised Housing Element by June 30, 2008.

With this deadline in mind, the City of Mission Viejo respectfully offers these comments and considerations for the RHNA public hearing/workshop:

- 1) Do we know when the state Department of Housing and Community Development (HCD) will issue its numbers for the existing and projected regional housing need for the SCAG region, to compare against the SCAG draft forecast? And will SCAG's forecasts be within an acceptable target of HCD's housing need numbers, for SCAG to then develop a housing allocation number for each individual jurisdiction by December 1, 2006? If HCD's numbers are significantly at variance with the SCAG numbers, what



happens to the RHNA process and timeframes, and what are the opportunities for local government input on the HCD numbers?

- 2) How can SCAG quickly communicate RHNA information to all local jurisdictions, so that we are individually aware of new information that becomes available, tasks that must be completed, meetings that we should attend, RHNA timeframes that may be modified, or technical and policy decisions that are under consideration? For example, could an electronic mailing list be developed of all local jurisdiction contacts, for SCAG to use to disseminate updated and new RHNA information?
- 3) Could SCAG develop an information sheet, or expand the existing RHNA timeline, to identify all available opportunities and associated dates and deadlines for local jurisdiction input on forecasts and RHNA components such as: the draft RHNA methodology; the forecasts for population, housing, households and employment at the local jurisdiction traffic analysis zone and citywide levels; the Compass Blueprint growth pattern; the housing need allocation numbers; trades and transfers opportunities; and, most important, when and how a local jurisdiction can request adjustments to the forecasts, the distribution of housing and employment, and/or the allocation of housing need, at the local jurisdiction level?
- 4) What is the deadline for comment on SCAG's RHNA methodology, recognizing that some of the methodology is provided in the workshop packet, and some of the methodology is still under development?
- 5) Is the subregion's workshop date for the growth forecasts, also the deadline date for formal comment by individual jurisdictions on the growth distributions within their jurisdiction and/or within the county? If not, is there a specific deadline for such comments?
- 6) Separate from the subregional workshops on the growth forecasts for each subregion, can an individual jurisdiction meet separately with SCAG staff to discuss its comments and input to the forecasts and/or its housing need allocation numbers, accompanied by a written comment letter?

I realize, Ma'Ayn, that the questions raised in this letter of comment are broad in scope, but the answers and information provided will greatly assist local jurisdictions in understanding the specific points in time when local government should submit responses or input on the different RHNA issues, and when to allocate the appropriate resources to provide input and comments.

I also recognize that certain work efforts, such as development of the RHNA methodology, are underway. Through this letter, the City respectfully requests notification of the review opportunity for the RHNA methodology, as outlined in statute, and the ability to provide further comment as the technical and policy issues on methodology are developed by SCAG committees.

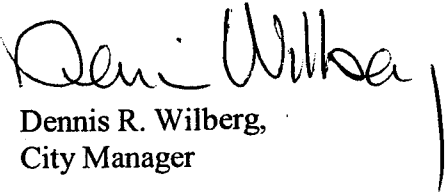
An additional comment relates to the statutory deadline for adopted Housing Elements. The City of Mission Viejo appreciates that the draft RHNA timeline included in the workshop packet

identifies that SCAG would complete a final housing need allocation plan by June 8, 2007, thereby allowing local jurisdictions to have a one-year timeframe to prepare and complete their Housing Element updates.

The City of Mission Viejo also recognizes the significant amount of work that must be conducted between now and June 8, 2007 for SCAG to complete the region's final housing need allocation plan. If the RHNA issues and planning processes take much longer than anticipated, does HCD have the authority to consider granting an extension to the June 30, 2008 deadline for local jurisdiction adoption of revised Housing Elements? And is there a process by which such an extension could be requested?

Thank you for your consideration of these comments. We look forward to the September 28, 2006 public hearing and workshop on the Fourth Cycle of the RHNA process, and to the receipt of responses to our questions. Please contact Chuck Wilson, Director of Community Development, at 949/470-3024, or via email at [cwilson@cityofmissionviejo.org](mailto:cwilson@cityofmissionviejo.org), should you seek further clarification on our inquiries.

Respectfully,



Dennis R. Wilberg,  
City Manager

cc: City Council  
Planning and Transportation Commission  
City Attorney  
Assistant City Attorney  
Director of Community Development  
Planning Manager  
OCCOG Board of Directors  
OCCOG Technical Advisory Committee  
OCCOG Regional Issues Consultant

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



Sept. 23, 2006

Ma'Ayn Johnson  
Southern California Association of Governments  
818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

**RE: Integrated Regional Growth Forecast and Regional Housing Needs  
Assessment (RHNA) Methodology**

Dear Ms. Johnson:

The Endangered Habitats League (EHL) appreciates the opportunity to provide comments on the RHNA process. We urge that the issues raised be discussed at the workshop. A written response would also be appreciated.

As you know, the following provisions of law (from AB 2158) must be applied:

- (d) The regional housing needs allocation plan shall be consistent with all of the following objectives:
  - (1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low income households.
  - (2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
  - (3) Promoting an improved intraregional relationship between jobs and housing.
  - (4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.

In addition, the following factors must be incorporated into the original methodology, and not only utilized during the appeals process:

- (d) To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs:
  - (1) Each member jurisdiction's existing and projected jobs and housing relationship.
  - (2) The opportunities and constraints to development of additional

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- housing in each member jurisdiction, including all of the following:
- (A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.
  - (B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.
  - (C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.
  - (D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

Currently, the region utilizes land extremely inefficiently. General plans call for the subdivision of vast tracts of rural and agricultural lands into estate lots and ranchettes, irrespective of natural or agricultural values. This wasting of land – which comes with the high cost of inefficient service provision – is unacceptable. Urban land, with existing urban services, is underutilized. The consequence is severe stress on the transportation system. For example, the “2%” areas along major transportation corridors identified in the Regional Comprehensive Plan are, in most cases, not being developed to their potential.

The methodologies used to implement the above provisions of law should be based upon the following, in order to direct housing allocations most efficiently:

- Reduce allocations where important natural habitat or agricultural land is present. Such areas may be identified through existing habitat programs, through the SCAG Open Space element, or other means.
- Reduce allocations in unincorporated areas and increase them in municipalities.
- Increase allocations in 2% areas.

A number of cities and counties in California have entered into creative agreements to ensure that housing is built in the most suitable areas – typically municipalities where services already exist and a mix of higher densities can be accommodated.<sup>1</sup> In order to achieve that objective, incentives should be identified to facilitate development of the most suitable land, including, but not limited to:

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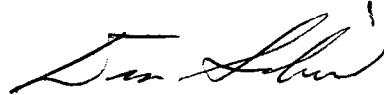
<sup>1</sup> Solano and Napa counties, for example, entered into joint planning processes with their cities, which resulted in directing units originally assigned to the county unincorporated lands to cities. Kings County and a few others have adopted joint housing elements for the County and its cities.



voluntary pass through or tax sharing agreements (property and sales tax)<sup>2</sup>; preference for infrastructure funding<sup>3</sup>; and other creative agreements between cities and counties. Regulatory relief, as mentioned in the staff report, should also be explored as a means of supporting superior outcomes.

Please keep EHL informed of your progress on the RHNA methodologies.

Sincerely,



Dan Silver  
Executive Director

cc: Mark Pisano  
Hasan Ikharta

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<sup>2</sup> Unincorporated area need for tax base often results in development occurring in the least suitable locations. Tax sharing can help offset the loss of tax base to counties as development is directed to the cities.

<sup>3</sup> A second major barrier to locating housing in infill areas is lack of infrastructure financing to support higher density and replace outdated infrastructure. Options for directing additional infrastructure financing to infill areas should be identified.

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



BY FAX AND U.S. MAIL

Sept. 25, 2006

Ma'Ayn Johnson  
Southern California Association of Governments  
818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

**RE: Integrated Regional Growth Forecast and Regional Housing Needs Assessment  
(RHNA) Methodology**

Dear Ms. Johnson:

The Endangered Habitats League (EHL) appreciates the opportunity to provide additional comments on the RHNA process. In an earlier letter dated September 23, 2006, EHL exhorted SCAG to faithfully apply the factors spelled out in Government Code section 65584.04, subdivision (d) in developing a methodology to govern the Regional Housing Needs Assessment process for the region. If applied properly, the RHNA methodology for the region should result in elimination or reduction of allocations in open space, agricultural and habitat areas, reduced allocations in unincorporated areas, and maximal allocations in areas slated for intensive development under the 2% strategy.

State law requires that consideration of these factors in developing a methodology be more than just a theoretical or casual exercise. Rather, a detailed factual investigation of the feasibility of applying each factor to the maximum extent practicable must be made, backed by a reasoned explanation why such application is or is not feasible.

Government Code section 65584.04 requires a written explanation concerning each factor, including how it was used in developing the methodology. Subdivision (e) provides:

*"The council of governments, or delegate subregion, as applicable, shall explain in writing how each of the factors described in subdivision (d) was incorporated into the methodology and how the methodology is consistent with subdivision (d) of Section 65584."* (Cal. Gov't Code § 65584.04, subd. (e), emphasis added.)

Subdivision (d) requires the employment of all available data in applying the 2158 factors. The subsection prefaces a listing of the factors with the following language:

*"To the extent that sufficient data is available from local governments pursuant to subdivision (b) or other sources, each council of governments, or delegate subregion as applicable, shall include the following factors to develop the methodology that allocates regional housing needs . . . "* (Cal. Gov't Code § 65584.04,

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subd. (d), emphasis added.)

Subdivision (c) also assumes that relevant factual inquiries will be made in addressing each factor:

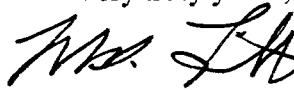
*"The proposed methodology, along with any relevant underlying data and assumptions, and an explanation of how information about local government conditions gathered pursuant to subdivision (b) has been used to develop the proposed methodology, and how each of the factors listed in subdivision (d) is incorporated into the methodology, shall be distributed to all cities, counties, any subregions, and members of the public who have made a written request for the proposed methodology." "* (Cal. Gov't Code § 65584.04, subd. (c) emphasis added.)

These statutory references to available data and to required explanations manifest the Legislature's intention that the consideration of these factors be more than just paperwork. The statutory language italicized above—not to mention the factors themselves—would not make sense, and would be reduced to mere surplusage, were it permissible to apply each factor without a detailed factual investigation into the feasibility of incorporating each 2158 factor into the RHNA methodology to the maximum possible extent. State law also requires that these efforts be described in sufficient written detail, including disclosure of all data sources and assumptions, so that the public can measure the adequacy of the effort to incorporate each factor into the RHNA methodology.

Having undertaken the RHNA methodology development process outlined in section 65584.04, SCAG has a mandatory duty to apply each factor in the manner outlined above, and to provide a detailed written explanation demonstrating compliance. This obligation is judicially enforceable by ordinary mandamus (See Cal. Code Civ. Proc. § 1085; *Hoffmaster v. City of San Diego* (1997) 55 Cal.App.4th 1098, 1111 ["substantial compliance" with housing element mandates is a question of law over which courts exercise their independent judgment].)

EHL looks forward to participating in the process of developing the RHNA methodology in a manner which addresses critical housing needs consistent with responsible and sustainable planning and resource conservation.

Very truly yours,



Michael D. Fitts  
Staff Attorney

cc: Mark Pisano  
Hasan Ikhrata

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From Fax (805) 531-9529

By Fax to: (213) 236-1825

## Comment for PUBLIC HEARING - September 28, 2006

To:  
Southern California Association of Governments  
818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

From: Mary Justice  
3998 Avenida Verano  
Thousand Oaks, CA  
91360

Riverside County has at least 1.1 million acres on which home building is being denied or drastically reduced because of a recent General Plan Amendment (GPA) and a proposed Coachella Valley MSHCP (CVMSHCP). The rationale for these limitations to housing is based on false "scientific" data.

My land has gone from 90-180 dwelling units to 6 dwelling units to zero dwelling units. On December 19, 1989 my 30 acres (APN: 651-030-004) was zoned for between 90 and 180 dwelling units.. 10 acres of my land was zoned 2A (5-8 DU/AC) and 20 acres was zoned 2B (2-5 DU/AC). After the General Plan Amendment (RCIP) was adopted 2 years ago my 30 acres was zoned for 1 DU/5AC. Two buyers who contacted the head of the Coachella Valley Fringe Toed Lizard (CVFTL) Preserve to the east of my land were told there would never be any building on my land. Fortunately I have letters to this effect.

On the December 19, 1989 print of the Western Coachella Valley Plan my land is **not** identified as desert, mountainous area, wildlife/vegetation, water resources or adopted specific plans. It is simply buildable land north of I-10 highway just east of Thousand Palms. In August 2000 we were told the CVFTL needed sand which blows across our land towards the CVFTL Preserve. Previously the sand was identified as coming from Thousand Palms Canyon area east of us.

On September 14, 2006 Mr. Sullivan of CVAG showed an areal photograph of my area and declared that it was "obvious" that the very particular kind of sand needed to be blown onto the CVFTL Preserve came from the hills behind my property. Studies conducted on the ground by Simons, Li & Associates, consultants to the Army Corps of Engineers and others contradict Mr. Sullivan's opinion. The studies that actually measure things on the ground determined that only 5-10 percent of the particular size sand needed by the Preserve comes from the huge area northeast of the Preserve which includes my land.

The areal photograph shown by Mr. Sullivan is a picture of sand that has for the most part become cemented into place. When one looks at Ramon Road in my area of Thousand Palms there is very little sand. The measurements on the ground by reputable scientists confirm this.

The conservation minded people are preserving land that in large part has neither endangered species nor a particular size of sand blowing across it. The General Plan Amendment and the CVMSHCP are anti home building measures which protect a massive bureaucracy. It protects bureaucrats not species.

Sincerely, Mary Justice 3998 Avenida Verano, Thousand Oaks, CA 91360 (877)692-8214

*Mary Justice*

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**COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT  
REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE**

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Thursday, September 28, 2006  
Minutes

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THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS OR DISCUSSIONS TAKEN BY THE COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. AN AUDIOCASSETTE TAPE OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN SCAG'S OFFICE.

**Members Present**

Jon Edney – Imperial County  
Paul Nowatka – Los Angeles County  
Gil Coerper – Orange County  
Timothy Jasper – San Bernardino County  
Mary Ann Krause – Ventura County  
Charles White – representing Mayor Ronald Loveridge – Riverside County

**Member Alternates Present**

Larry McCallon – San Bernardino County  
Carl Morehouse – Ventura County

**Inland Empire Office** (Via Teleconference)

Cathy Wahlstrom – City of Ontario  
Kevin Viera – Western Riverside Council of Governments  
Arnold San Miguel – SCAG staff

**1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Honorable Jon Edney, Chair, called the meeting to order. Honorable Mary Ann Krause led those in attendance in the Pledge of Allegiance.

**2.0 PUBLIC COMMENT PERIOD**

Chair Edney indicated that because of the decision making nature of this meeting, additional public comment periods will be allowed after the presentation on each item.

### **3.0 REVIEW AND PRIORITIZE AGENDA ITEMS**

No changes.

### **4.0 CONSENT CALENDAR**

#### **4.1 Receive and File**

##### **4.11 Transmittal of RHNA Subcommittee Members and Alternate Roster**

Hon. Jon Edney took this opportunity to inform the public that prior to the September 21, 2006 Subcommittee meeting, six permanent members were designated, and the appropriate alternates were added for Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. At present, Imperial County does not have an alternate member. It was agreed by the Committee that only one of the members of each county will be allowed to speak on behalf of their county.

##### **4.12 Transmittal of CEHD RHNA Subcommittee Meeting Topics**

##### **4.13 Transmittal of 2000 Census Income Distribution, by Jurisdiction, Statement**

##### **4.14 Transmittal of RHNA Existing Housing Needs Statement**

##### **4.15 Transmittal of SCAG Housing and Vacancy Statistics, by Jurisdiction, Statement**

A MOTION was made to adopt the Consent Calendar Items 4.11 through 4.15. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

#### **4.2 Consent Calendar**

##### **4.2.1 Minutes of CEHD RHNA Subcommittee Meeting #1 September 21, 2006.**

A MOTION was made to approve the September 21, 2006 Minutes. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

## 5.0 INFORMATION

### 5.11 Report on the RHNA Public Hearing held earlier on September 28, 2006.

Ms. Lynn Harris, SCAG, reported that the seven topics contained in the Public Hearing Notice, were covered during the hearing. All three of the presentations were given twice, and all those who attended were accommodated and received complete information. The committee received four written commentaries, which will be included in the next meeting's packet for review.

## 6.0 ACTION ITEMS

### 6.11 Deliberation of Farmworker Housing Need Factors State Law (Govt. Code §65584.04 (d))

Mr. Joseph Carreras, SCAG, presented a brief summary of the Farmworker Housing Need Factors, to distinguish allocations between communities in terms of suitability of development. Farmworker needs are incorporated as part of the general employment forecast in this presentation, and it consists of a series of tables based on the latest census (2000). Mr. Carreras said this data would help form the allocation process, and the committee requests that the information be provided as part of the Existing Needs Statement to be used in the workshop deliberations.

The RHNA Subcommittee were presented with three options to determine how to identify farmworkers housing needs into the RHNA allocation methodology process:

- 1) Provide an Existing Housing Need Statement Relating to Farmworker Housing Need.
- 2) Allow Local Jurisdictions to Address the Farmworker Need in their Local Housing Elements.
- 3) Adopt a Policy that Combines an Existing Housing Need Statement with the Discretion of Local Jurisdictions.

A MOTION was made to adopt Option #3 as a policy. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

### 6.12 Deliberation of Loss of Units Contained in Assisted Housing Developments Factor State Law (Govt. Code §65584.04 (d))

Mr. Carreras informed the panel that the RHNA Subcommittee is contemplating three options to determine how to consider the risk of loss of low-income units, with SCAG recommending option #3.

- 1) Provide an Assessment of Unit Conversion as an Aid for Communities to Develop Their Own Housing Strategy.
- 2) Allow Local Jurisdictions to Address the Risk of Conversion in Their Local Housing Elements.
- 3) Adopt a Policy that Combines and Existing Housing Need Statement with the Discretion of Local Jurisdictions.

Mr. Carreras said SCAG would facilitate formatted data that could be useful for sub-regions and communities to use as they meet their state housing planning requirements.

Ms. Lynn Harris reminded the members present that the policy choices and decisions that are made by this committee are formats that SCAG uses to turn in the allocation plan to the State, who also monitors the procedures the local jurisdictions have implemented in handling these issues.

Mr. Carreras went on to say that the loss of low-income housing within the SCAG region affects the housing affordability of the community and the region as a whole. For this reason, it is extremely important for the Subcommittee to determine how to avoid the loss of such units by issuing a collective existing housing need statement or by allowing local jurisdictions to assess their needs individually.

Hon. Edney inquired if the report has contemplated to include a category within the risk assessment area, expiring after the RHNA cycle ends in the year 2014. Mr. Carreras informed Hon. Edney that a category has been included in that area for anything expiring after the year 2015.

A MOTION was made to adopt Option #3 as a policy. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

6.13 Deliberation of Housing Cost and Market Demand for Housing Factors  
State Law (Govt. Code §65584.04 (d))

**ACTION 1: Approve a policy for the housing cost factor.**

Mr. Carreras presented several options for the committee to select that would enhance the allocation process by taking into



account a policy adjustment regarding housing costs. A key element in the allocation process is the market demand for housing, measured if an adequate housing stock is available. The proposal is to consider addressing the AB 2158 factor further, establishing an ideal vacancy level, adjusting the vacancy housing stock, and providing a housing credit to communities that have been supplying sufficient housing.

The options regarding a policy for the housing cost factor are:

- 1) An Adjustment to Assign More Housing to High Housing Cost Jurisdictions Relative to Lower Cost Jurisdictions Based on the Integrated Growth Forecast.
- 2) Consider no Further Adjustments Based on the Fact that the AB 2158 Considerations are Already Included in the Growth Forecast.

Mr. Hasan Ikhata, SCAG, stated that neither zoning nor growth ordinances will change the allocation process. Mr. Ikhata said that if the committee feels they need more public policy debate and recommendations on these very important issues, they should not hesitate to discuss it with SCAG.

Mr. Ty Schuiling, SANBAG, is concerned that there should be no mistake in assuming that the baseline forecast should consider these factors. The local and sub-regional input and the technical work have not been in the direction of trying to impose any better job-housing balances on the region. He considers that this AB 2158 factor has not been explicitly considered in preparation of the forecast numbers.

Mr. Frank Wen, SCAG, explained how the current growth forecast was developed considering the AB 2158 factors. Mr. Wen described that it requires the observation of trends, employment growth, and some local technical input, which already reflect some adjustments. These numbers and trends are then carried into the future to give us an average growth forecast of the SCAG region.

Mr. Rick Bishop, WRCOG, complemented SCAG on a well-rounded and informative workshop earlier in the day. He recommended the committee to consider Option #1 and pointed out that the methodology of allocation should not be census based, arguing that if looking to create a better RHNA distribution, it should be based on the locations where people work.

Ms. Joanna Africa, SCAG, noted that one of the goals or objectives that the State has codified in RHNA is to: "Promote and improve inter-regional relationships between jobs and housing". This seems to imply that all the Council of Governments do more than maintain the status quo.

A MOTION was made to adopt Option #1 as a policy. The MOTION was SECONDED and APPROVED by a vote of 4-2, with Los Angeles and Orange Counties voting against the motion.

**ACTION 2: Approve a policy for the market demand factor.**

Mr. Carreras stated a policy adjustment option for the market demand factor that includes but is not limited to:

- 1) Establish an "Ideal" Effective Vacancy Level for Owners and Renters as a Major Growth Factor Beyond the Latest Census Vacancy Rate.
- 2) Consider No Further Adjustments to the Employment to Population Relationship and Census 2000 Vacancy Adjustment in the Integrated Growth Forecast.

Mr. Carreras cited the following statistics for average vacancy levels per county: Imperial County 2.9%, Los Angeles County 2.5%, Orange County 1.7%, Riverside County 4.1%, San Bernardino County 4.6% and Ventura County 1.4%. The "ideal" regional vacancy level for homeownership is 2% and for renters is 6%.

Mr. Bill Tremble, City of Pasadena, believes the "ideal" vacancy rates give the wrong impression to the jurisdictions that performed well during the last census. These communities will be unfairly penalized for their housing production, and therefore increase their vacancy rates. Mr. Tremble recommends the committee adopt Option #2.

Mr. Ty Schuiling, SANBAG, indicated his support for Option #1.

A MOTION was made to adopt Option #2 as a policy. The MOTION was SECONDED and APPROVED by a vote of 5-1, with San Bernardino County voting against the motion.

6.14 Deliberation on Diversity Policies for Fair Share Adjustments

Hon. Edney requested this last item be carried over to the next meeting.

7.0 CHAIR'S REPORT

Hon. Edney thanked the committee and alternates for their professionalism, and their very fair and open dialog. He also took this opportunity to thank SCAG staff for their work and outstanding presentations. He informed the public that the next meeting of the CEHD RHNA Subcommittee will be held from 10:00 A.M. to 1:00 P.M. on Thursday, October 12, 2006 at: 3600 Lime Street, Suite 216, Riverside, CA 92501.

8.0 ADJOURNMENT

Meeting was adjourned at 2:45 P.M.

# MEMO

**DATE:** October 12, 2006  
**TO:** CEHD RHNA Subcommittee  
**FROM:** Ma'Ayn Johnson, Assistant Regional Planner, Community Development  
213 236 1975 johnson@scag.ca.gov  
**SUBJECT:** Transmittal of Farmworker Employment Data by Subregion (Requested by Subcommittee)

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## SUMMARY:

The housing needs of farmworkers are not always included in housing allocation methodology. Farm worker housing needs are concentrated geographically and across farm communities in specific SCAG region counties and sub areas. Data is available from the most recent Census (2000) and information outlining each subregion's needs have been attached to this report. The tables attached here contain data of all SCAG subregions and are further relayed into farmworker employment data by occupation, by industry, and by place for all agricultural employment.

## BACKGROUND:

At the last RHNA Subcommittee meeting, the Subcommittee unanimously approved a policy that combines an existing housing need statement with the discretion of local jurisdictions regarding the role of farmworker housing needs. This involves combining the assessment of farmworker employment in an existing housing need statement along with allowing jurisdictions to individually identify local demand. SCAG has provided here the data regarding employment of farmworkers for each subregion from the last Census and will provide opportunities for communities to identify their local needs in their individual housing elements. This allows the factor to be seen in both a regional and local context.

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Doc# 127821

10/4/06

## Farmworker Data by Occupation and Industry, Arroyo Verdugo

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	ARROYO VERDUGO	Burbank city	56
Los Angeles	ARROYO VERDUGO	Glendale city	118
Los Angeles	ARROYO VERDUGO	La Canada Flintridge city	7
Los Angeles	ARROYO VERDUGO	Unincorporated	25
			206

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	ARROYO VERDUGO	Burbank city	58
Los Angeles	ARROYO VERDUGO	Glendale city	107
Los Angeles	ARROYO VERDUGO	La Canada Flintridge city	17
Los Angeles	ARROYO VERDUGO	Unincorporated	28
			210

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## Place of Work for Agriculture, Arroyo Verdugo

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG		SCSG		6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	10	8954	Burbank city	84,861	165
37	10	30000	Glendale city	84,505	85
37	10	39003	La Canada Flintridge city	7,944	4
37	10	99999	Unincorporated	3,693	17

Source: Census Transportation Planning Package (CTPP), 2000

## Farmworker Data by Occupation and Industry, CVAG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Riverside	CVAG	Blythe city	188
Riverside	CVAG	Cathedral City city	57
Riverside	CVAG	Coachella city	1,425
Riverside	CVAG	Desert Hot Springs city	7
Riverside	CVAG	Indian Wells city	0
Riverside	CVAG	Indio city	832
Riverside	CVAG	La Quinta city	27
Riverside	CVAG	Palm Desert city	27
Riverside	CVAG	Palm Springs city	32
Riverside	CVAG	Rancho Mirage city	12
Riverside	CVAG	Unincorporated	837
			3,444

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Riverside	CVAG	Blythe city	221
Riverside	CVAG	Cathedral City city	80
Riverside	CVAG	Coachella city	1,429
Riverside	CVAG	Desert Hot Springs city	9
Riverside	CVAG	Indian Wells city	0
Riverside	CVAG	Indio city	987
Riverside	CVAG	La Quinta city	99
Riverside	CVAG	Palm Desert city	69
Riverside	CVAG	Palm Springs city	57
Riverside	CVAG	Rancho Mirage city	42
Riverside	CVAG	Unincorporated	1,125
			4,118

<b>Region Total</b>	<b>46,910</b>
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## Place of Work for Agriculture, CVAG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG		SCAG		6,842,922	51,243

county	subregion	fips03	city	all	agriculture
65	99	7218	Blythe city	4,226	225
65	99	12048	Cathedral City city	10,234	30
65	99	14260	Coachella city	4,859	1,211
65	99	18996	Desert Hot Springs city	2,518	0
65	99	36434	Indian Wells city	3,130	15
65	99	36448	Indio city	15,904	1,279
65	99	40354	La Quinta city	8,108	482
65	99	55184	Palm Desert city	27,899	105
65	99	55254	Palm Springs city	27,290	219
65	99	59500	Rancho Mirage city	10,129	40
65	99	99999	Unincorporated	16,970	1,358

Source: Census Transportation Planning Package (CTPP), 2000

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# Farmworker Data by Occupation and Industry, Gateway Cities Cities

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs

## Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Carson city	68
Los Angeles	SOUTH BAY CITIES ASSOCIATION	El Segundo city	13
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Gardena city	58
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hawthorne city	51
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hermosa Beach city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Inglewood city	84
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lawndale city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lomita city	14
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Manhattan Beach city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Palos Verdes Estates city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rancho Palos Verdes city	29
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Redondo Beach city	19
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills Estates city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Torrance city	25
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Unincorporated	113
			474

## Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Carson city	90
Los Angeles	SOUTH BAY CITIES ASSOCIATION	El Segundo city	13
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Gardena city	57
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hawthorne city	33
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hermosa Beach city	52
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Inglewood city	93
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lawndale city	19
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lomita city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Manhattan Beach city	9
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Palos Verdes Estates city	16
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rancho Palos Verdes city	37
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Redondo Beach city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills city	4
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills Estates city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Torrance city	114
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Unincorporated	127
			709

<b>Region Total</b>	<b>46,910</b>
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000028

## Place of Work for Agriculture, Gateway Cities

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25			IM	43,547	4,784
37			LA	4,093,089	10,143
59			OR	1,349,944	4,678
65			RV	498,455	12,594
71			SB	560,949	5,482
111			VN	296,938	13,562
SCAG			SCSG	6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	14	2896	Artesia city	5,379	15
37	14	3274	Avalon city	2,453	4
37	14	4870	Bell city	8,399	0
37	14	4982	Bellflower city	14,788	0
37	14	4996	Bell Gardens city	7,325	0
37	14	12552	Cerritos city	33,636	25
37	14	14974	Commerce city	48,645	60
37	14	15044	Compton city	29,386	44
37	14	17498	Cudahy city	3,214	0
37	14	19766	Downey city	36,475	94
37	14	32506	Hawaiian Gardens city	2,469	0
37	14	36056	Huntington Park city	15,795	33
37	14	39304	La Habra Heights city	700	15
37	14	39892	Lakewood city	17,190	8
37	14	40032	La Mirada city	18,460	4
37	14	43000	Long Beach city	168,059	781
37	14	44574	Lynwood city	12,279	4
37	14	46492	Maywood city	3,603	0
37	14	52526	Norwalk city	22,139	89
37	14	55618	Paramount city	18,061	120
37	14	56924	Pico Rivera city	15,882	65
37	14	69154	Santa Fe Springs city	50,218	190
37	14	71876	Signal Hill city	10,951	270
37	14	73080	South Gate city	19,694	30
37	14	82422	Vernon city	1,238	4
37	14	85292	Whittier city	28,057	10
37	14	99999	Unincorporated	114,330	533

Source: Census Transportation Planning Package (CTPP), 2000

000029

## Farmworker Data by Occupation and Industry, IVAG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Brawley city	764
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calexico city	990
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calipatria city	122
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	El Centro city	869
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Holtville city	208
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Imperial city	40
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Westmorland city	133
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Unincorporated	987
			4,113

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Brawley city	929
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calexico city	1,022
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calipatria city	167
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	El Centro city	1,035
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Holtville city	292
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Imperial city	70
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Westmorland city	138
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Unincorporated	1,303
			4,956

## Place of Work for Agriculture, IVAG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	All	Agriculture
25			IM	43,547	4,784
37			LA	4,093,089	10,143
59			OR	1,349,944	4,678
65			RV	498,455	12,594
71			SB	560,949	5,482
111			VN	296,938	13,562
SCAG			SCSG	6,842,922	51,243

county	subregion	fips03	city	all	agriculture
25	25	8,058	Brawley city	5,565	562
25	25	9,710	Calexico city	6,522	195
25	25	9,878	Calipatria city	1,481	119
25	25	21,782	El Centro city	13,972	388
25	25	34,246	Holtville city	1,229	136
25	25	36,280	Imperial city	2,136	65
25	25	84,606	Westmorland city	400	105
25	25	99,999	Unincorporated	12,242	3,214

Source: CTPP, 2000

000031

## Farmworker Data by Occupation and Industry, LA City

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	CITY OF LOS ANGELES	Los Angeles city	2,511
Los Angeles	CITY OF LOS ANGELES	San Fernando city	29
Los Angeles	CITY OF LOS ANGELES	Unincorporated	47
			2,587

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	CITY OF LOS ANGELES	Los Angeles city	2,638
Los Angeles	CITY OF LOS ANGELES	San Fernando city	13
Los Angeles	CITY OF LOS ANGELES	Unincorporated	53
			2,704

000032

## Place of Work for Agriculture, LA City

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
county	subregion	fips03	city	All	Agriculture
25			IM	43,547	4,784
37			LA	4,093,089	10,143
59			OR	1,349,944	4,678
65			RV	498,455	12,594
71			SB	560,949	5,482
111			VN	296,938	13,562
SCAG				6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	8	44000	Los Angeles c	1,623,604	2,722
37	8	66140	San Fernandc	14,508	10
37	8	99999	Unincorporate	23,850	111

Source: CTPP 2000

000033

# Farmworker Data by Occupation and Industry, Las Virgenes, Conejo

Purpose: This data is intended for review and use only for purposes of the Regional  
Housing Needs Assessment (RHNA)

## Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	LAS VIRGENES	Agoura Hills city	0
Los Angeles	LAS VIRGENES	Calabasas city	0
Los Angeles	LAS VIRGENES	Hidden Hills city	0
Los Angeles	LAS VIRGENES	Malibu city	0
Los Angeles	LAS VIRGENES	Westlake Village city	0
Los Angeles	LAS VIRGENES	Unincorporated	25
			25

## Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	LAS VIRGENES	Agoura Hills city	9
Los Angeles	LAS VIRGENES	Calabasas city	7
Los Angeles	LAS VIRGENES	Hidden Hills city	4
Los Angeles	LAS VIRGENES	Malibu city	42
Los Angeles	LAS VIRGENES	Westlake Village city	0
Los Angeles	LAS VIRGENES	Unincorporated	28
			90

<b>Region Total</b>	<b>46,910</b>
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000034

## Place of Work for Agriculture, Las Virgenes-Conejo

Purpose: This data is intended for review and use only for purposes of the Regional Housing  
Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG		SCSG		6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	17	394	Agoura Hills city	10,565	10
37	17	9598	Calabasas city	13,450	10
37	17	33518	Hidden Hills city	25	0
37	17	45246	Malibu city	7,939	54
37	17	84438	Westlake Village city	8,388	20
37	17	99999	Unincorporated	15,640	73
59	59	947	Aliso Viejo	13,075	0

Source: Census Transportation Planning Package (CTPP), 2000

000035



## Farmworker Data by Occupation and Industry, North Los Angeles

Purpose: This data is intended for review and use only for purposes of the Regional  
Housing Needs Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	NORTH LOS ANGELES COUNTY	Lancaster city	63
Los Angeles	NORTH LOS ANGELES COUNTY	Palmdale city	60
Los Angeles	NORTH LOS ANGELES COUNTY	Santa Clarita city	16
Los Angeles	NORTH LOS ANGELES COUNTY	Unincorporated	138
			277

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	NORTH LOS ANGELES COUNTY	Lancaster city	63
Los Angeles	NORTH LOS ANGELES COUNTY	Palmdale city	60
Los Angeles	NORTH LOS ANGELES COUNTY	Santa Clarita city	16
Los Angeles	NORTH LOS ANGELES COUNTY	Unincorporated	138
			277

000036

## Place of Work for Agriculture, North Los Angeles

Purpose: This data is intended for review and use only for purposes of the  
Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG				6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	6	40130	Lancaster city	38,019	139
37	6	55156	Palmdale city	30,471	36
37	6	69088	Santa Clarita city	50,664	290
37	6	99999	Unincorporated	33,239	155

Source" CTPP 2000

000037

## Farmworker Data by Occupation and Industry, Orange

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Orange	ORANGE COUNTY	Aliso Viejo	0
Orange	ORANGE COUNTY	Anaheim city	418
Orange	ORANGE COUNTY	Brea city	0
Orange	ORANGE COUNTY	Buena Park city	57
Orange	ORANGE COUNTY	Costa Mesa city	172
Orange	ORANGE COUNTY	Cypress city	12
Orange	ORANGE COUNTY	Dana Point city	28
Orange	ORANGE COUNTY	Fountain Valley city	4
Orange	ORANGE COUNTY	Fullerton city	98
Orange	ORANGE COUNTY	Garden Grove city	211
Orange	ORANGE COUNTY	Huntington Beach city	90
Orange	ORANGE COUNTY	Irvine city	44
Orange	ORANGE COUNTY	Laguna Beach city	28
Orange	ORANGE COUNTY	Laguna Hills city	6
Orange	ORANGE COUNTY	Laguna Niguel city	0
Orange	ORANGE COUNTY	Laguna Woods city	0
Orange	ORANGE COUNTY	La Habra city	99
Orange	ORANGE COUNTY	Lake Forest city	26
Orange	ORANGE COUNTY	La Palma city	0
Orange	ORANGE COUNTY	Los Alamitos city	18
Orange	ORANGE COUNTY	Mission Viejo city	18
Orange	ORANGE COUNTY	Newport Beach city	29
Orange	ORANGE COUNTY	Orange city	129
Orange	ORANGE COUNTY	Placentia city	95
Orange	ORANGE COUNTY	Rancho Santa Margarita city	43
Orange	ORANGE COUNTY	San Clemente city	37
Orange	ORANGE COUNTY	San Juan Capistrano city	97
Orange	ORANGE COUNTY	Santa Ana city	2,115
Orange	ORANGE COUNTY	Seal Beach city	10
Orange	ORANGE COUNTY	Stanton city	21
Orange	ORANGE COUNTY	Tustin city	33
Orange	ORANGE COUNTY	Villa Park city	0
Orange	ORANGE COUNTY	Westminster city	58
Orange	ORANGE COUNTY	Yorba Linda city	26
Orange	ORANGE COUNTY	Unincorporated	45
			4,067

000038

## Farmworker Data by Occupation and Industry, Orange

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Orange	ORANGE COUNTY	Aliso Viejo	7
Orange	ORANGE COUNTY	Anaheim city	340
Orange	ORANGE COUNTY	Brea city	24
Orange	ORANGE COUNTY	Buena Park city	19
Orange	ORANGE COUNTY	Costa Mesa city	148
Orange	ORANGE COUNTY	Cypress city	29
Orange	ORANGE COUNTY	Dana Point city	53
Orange	ORANGE COUNTY	Fountain Valley city	10
Orange	ORANGE COUNTY	Fullerton city	95
Orange	ORANGE COUNTY	Garden Grove city	226
Orange	ORANGE COUNTY	Huntington Beach city	86
Orange	ORANGE COUNTY	Irvine city	83
Orange	ORANGE COUNTY	Laguna Beach city	31
Orange	ORANGE COUNTY	Laguna Hills city	33
Orange	ORANGE COUNTY	Laguna Niguel city	14
Orange	ORANGE COUNTY	Laguna Woods city	0
Orange	ORANGE COUNTY	La Habra city	57
Orange	ORANGE COUNTY	Lake Forest city	13
Orange	ORANGE COUNTY	La Palma city	14
Orange	ORANGE COUNTY	Los Alamitos city	8
Orange	ORANGE COUNTY	Mission Viejo city	62
Orange	ORANGE COUNTY	Newport Beach city	38
Orange	ORANGE COUNTY	Orange city	113
Orange	ORANGE COUNTY	Placentia city	99
Orange	ORANGE COUNTY	Rancho Santa Margarita city	69
Orange	ORANGE COUNTY	San Clemente city	69
Orange	ORANGE COUNTY	San Juan Capistrano city	47
Orange	ORANGE COUNTY	Santa Ana city	1,910
Orange	ORANGE COUNTY	Seal Beach city	0
Orange	ORANGE COUNTY	Stanton city	6
Orange	ORANGE COUNTY	Tustin city	23
Orange	ORANGE COUNTY	Villa Park city	23
Orange	ORANGE COUNTY	Westminster city	64
Orange	ORANGE COUNTY	Yorba Linda city	17
Orange	ORANGE COUNTY	Unincorporated	133
			3,963
Region Total			46,910

000039

## Place of Work for Agriculture, Orange

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25			IM	43,547	4,784
37			LA	4,093,089	10,143
59			OR	1,349,944	4,678
65			RV	498,455	12,594
71			SB	560,949	5,482
111			VN	296,938	13,562
SCAG			SCAG	6,842,922	51,243

county	subregion	fips03	city	all	agriculture
59	59	947	Aliso Viejo	13,075	0
59	59	2000	Anaheim city	164,444	464
59	59	8100	Brea city	36,816	105
59	59	8786	Buena Park city	28,325	65
59	59	16532	Costa Mesa city	80,426	103
59	59	17750	Cypress city	19,042	8
59	59	17946	Dana Point city	9,607	50
59	59	25380	Fountain Valley city	24,618	140
59	59	28000	Fullerton city	57,710	99
59	59	29000	Garden Grove city	45,875	103
59	59	36000	Huntington Beach city	69,045	148
59	59	36770	Irvine city	179,784	1,367
59	59	39178	Laguna Beach city	11,128	0
59	59	39220	Laguna Hills city	19,828	49
59	59	39248	Laguna Niguel city	15,276	0
59	59	39259	Laguna Woods city	2,335	0
59	59	39290	La Habra city	16,396	95
59	59	39496	Lake Forest city	22,041	40
59	59	40256	La Palma city	6,143	0
59	59	43224	Los Alamitos city	12,961	4
59	59	48256	Mission Viejo city	32,560	0
59	59	51182	Newport Beach city	67,589	75
59	59	53980	Orange city	88,136	239
59	59	57526	Placentia city	13,933	79
59	59	59587	Rancho Santa Margarita city	8,923	4
59	59	65084	San Clemente city	16,416	15
59	59	68028	San Juan Capistrano city	13,594	189
59	59	69000	Santa Ana city	143,538	458
59	59	70686	Seal Beach city	10,336	54
59	59	73962	Stanton city	6,222	0
59	59	80854	Tustin city	37,984	140
59	59	82744	Villa Park city	1,282	0
59	59	84550	Westminster city	22,764	45
59	59	86832	Yorba Linda city	14,670	64
59	59	99999	Unincorporated	37,122	476

Source: Census Transportation Planning Package (CTPP), 2000

000040

# Farmworker Data by Occupation and Industry, SANBAG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

## Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
San Bernardino	SANBAG	Adelanto city	35
San Bernardino	SANBAG	Apple Valley town	44
San Bernardino	SANBAG	Barstow city	37
San Bernardino	SANBAG	Big Bear Lake city	0
San Bernardino	SANBAG	Chino city	230
San Bernardino	SANBAG	Chino Hills city	45
San Bernardino	SANBAG	Colton city	71
San Bernardino	SANBAG	Fontana city	155
San Bernardino	SANBAG	Grand Terrace city	13
San Bernardino	SANBAG	Hesperia city	37
San Bernardino	SANBAG	Highland city	78
San Bernardino	SANBAG	Loma Linda city	9
San Bernardino	SANBAG	Montclair city	102
San Bernardino	SANBAG	Needles city	0
San Bernardino	SANBAG	Ontario city	943
San Bernardino	SANBAG	Rancho Cucamonga city	117
San Bernardino	SANBAG	Redlands city	26
San Bernardino	SANBAG	Rialto city	65
San Bernardino	SANBAG	San Bernardino city	269
San Bernardino	SANBAG	Twentynine Palms city	0
San Bernardino	SANBAG	Upland city	72
San Bernardino	SANBAG	Victorville city	56
San Bernardino	SANBAG	Yucaipa city	91
San Bernardino	SANBAG	Yucca Valley town	0
San Bernardino	SANBAG	Unincorporated	545
			3,040

## Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
San Bernardino	SANBAG	Adelanto city	58
San Bernardino	SANBAG	Apple Valley town	75
San Bernardino	SANBAG	Barstow city	31
San Bernardino	SANBAG	Big Bear Lake city	4
San Bernardino	SANBAG	Chino city	367
San Bernardino	SANBAG	Chino Hills city	72
San Bernardino	SANBAG	Colton city	103
San Bernardino	SANBAG	Fontana city	187
San Bernardino	SANBAG	Grand Terrace city	13
San Bernardino	SANBAG	Hesperia city	118
San Bernardino	SANBAG	Highland city	112
San Bernardino	SANBAG	Loma Linda city	5
San Bernardino	SANBAG	Montclair city	104
San Bernardino	SANBAG	Needles city	8
San Bernardino	SANBAG	Ontario city	1,265

000041

# Farmworker Data by Occupation and Industry, SANBAG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

San Bernardino	SANBAG	Rancho Cucamonga city	141
San Bernardino	SANBAG	Redlands city	203
San Bernardino	SANBAG	Rialto city	132
San Bernardino	SANBAG	San Bernardino city	424
San Bernardino	SANBAG	Twentynine Palms city	0
San Bernardino	SANBAG	Upland city	163
San Bernardino	SANBAG	Victorville city	79
San Bernardino	SANBAG	Yucaipa city	179
San Bernardino	SANBAG	Yucca Valley town	0
San Bernardino	SANBAG	Unincorporated	1,102
			4,945
<b>Region Total</b>			<b>46,910</b>

000042

## Place of Work for Agriculture, SANBAG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG		SCSG		6,842,922	51,243

county	subregion	fips03	city	all	agriculture
71	71	296	Adelanto city	4,248	0
71	71	2364	Apple Valley town	10,645	55
71	71	4030	Barstow city	9,723	45
71	71	6434	Big Bear Lake city	4,930	0
71	71	13210	Chino city	33,397	475
71	71	13214	Chino Hills city	6,991	30
71	71	14890	Colton city	18,024	70
71	71	24680	Fontana city	35,373	90
71	71	30658	Grand Terrace city	2,496	0
71	71	33434	Hesperia city	12,095	95
71	71	33588	Highland city	4,785	30
71	71	42370	Loma Linda city	13,976	10
71	71	48788	Montclair city	12,920	58
71	71	50734	Needles city	2,570	10
71	71	53896	Ontario city	83,220	1,239
71	71	59451	Rancho Cucamonga city	45,327	84
71	71	59962	Redlands city	28,155	145
71	71	60466	Rialto city	18,165	19
71	71	65000	San Bernardino city	78,511	524
71	71	80994	Twentynine Palms city	2,565	0
71	71	81344	Upland city	22,251	165
71	71	82590	Victorville city	25,594	80
71	71	87042	Yucaipa city	7,108	145
71	71	87056	Yucca Valley town	3,545	10
71	71	99999	Unincorporated	74,335	2,103

Source: Census Transportation Planning Package (CTPP), 2000

000043



## Farmworker Data by Occupation and Industry, San Gabriel Valley Association of Cities

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs  
Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Alhambra city	9
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Arcadia city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Azusa city	97
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Baldwin Park city	69
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Bradbury city	2
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Claremont city	11
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Covina city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Diamond Bar city	26
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Duarte city	19
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	El Monte city	257
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Glendora city	58
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Industry city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Irwindale city	8
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Puente city	17
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Verne city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monrovia city	46
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Montebello city	16
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monterey Park city	12
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pasadena city	53
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pomona city	232
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Rosemead city	26
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Dimas city	27
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Gabriel city	8
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Marino city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Sierra Madre city	10
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South El Monte city	47
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South Pasadena city	9
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Temple City city	15
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Walnut city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	West Covina city	14
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Unincorporated	388
			1,476

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
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000044

# Farmworker Data by Occupation and Industry, San Gabriel Valley Association of Cities

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs  
Assessment (RHNA)

Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Alhambra city	19
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Arcadia city	26
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Azusa city	81
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Baldwin Park city	80
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Bradbury city	4
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Claremont city	54
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Covina city	27
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Diamond Bar city	28
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Duarte city	21
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	El Monte city	242
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Glendora city	27
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Industry city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Irwindale city	8
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Puente city	22
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Verne city	45
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monrovia city	43
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Montebello city	58
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monterey Park city	18
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pasadena city	111
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pomona city	236
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Rosemead city	15
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Dimas city	48
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Gabriel city	19
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Marino city	10
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Sierra Madre city	10
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South El Monte city	60
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South Pasadena city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Temple City city	25
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Walnut city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	West Covina city	31
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Unincorporated	436
			1,804

000045

## Place of Work for Agriculture, San Gabriel Valley Association of Cities

Purpose: This data is intended for review and use only for purposes of the Regional  
Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25			IM	43,547	4,784
37			LA	4,093,089	10,143
59			OR	1,349,944	4,678
65			RV	498,455	12,594
71			SB	560,949	5,482
111			VN	296,938	13,562
SCAG			SCSG	6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	11	884	Alhambra city	27,127	40
37	11	2462	Arcadia city	23,384	242
37	11	3386	Azusa city	17,516	212
37	11	3666	Baldwin Park city	16,039	4
37	11	7946	Bradbury city	232	1
37	11	13756	Claremont city	15,603	10
37	11	16742	Covina city	19,929	10
37	11	19192	Diamond Bar city	13,877	15
37	11	19990	Duarte city	6,377	0
37	11	22230	El Monte city	35,220	109
37	11	30014	Glendora city	16,868	65
37	11	36490	Industry city	81,229	378
37	11	36826	Irwindale city	13,265	620
37	11	40340	La Puente city	7,155	0
37	11	40830	La Verne city	8,654	20
37	11	48648	Monrovia city	16,615	45
37	11	48816	Montebello city	24,444	15
37	11	48914	Monterey Park city	27,173	30
37	11	56000	Pasadena city	101,391	115
37	11	58072	Pomona city	50,515	155
37	11	62896	Rosemead city	15,276	4
37	11	66070	San Dimas city	15,528	39
37	11	67042	San Gabriel city	12,643	14
37	11	68224	San Marino city	4,360	10
37	11	71806	Sierra Madre city	2,983	0
37	11	72996	South El Monte city	17,597	105
37	11	73220	South Pasadena city	7,818	10
37	11	78148	Temple City city	6,053	4
37	11	83332	Walnut city	7,872	0
37	11	84200	West Covina city	24,130	0
37	11	99999	Unincorporated	94,238	439

## Farmworker Data by Occupation and Industry, South Bay Cities

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs  
Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Carson city	68
Los Angeles	SOUTH BAY CITIES ASSOCIATION	El Segundo city	13
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Gardena city	58
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hawthorne city	51
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hermosa Beach city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Inglewood city	84
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lawndale city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lomita city	14
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Manhattan Beach city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Palos Verdes Estates city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rancho Palos Verdes city	29
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Redondo Beach city	19
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills Estates city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Torrance city	25
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Unincorporated	113
			474

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Carson city	90
Los Angeles	SOUTH BAY CITIES ASSOCIATION	El Segundo city	13
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Gardena city	57
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hawthorne city	33
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hermosa Beach city	52
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Inglewood city	93
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lawndale city	19
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lomita city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Manhattan Beach city	9
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Palos Verdes Estates city	16
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rancho Palos Verdes city	37
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Redondo Beach city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills city	4
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills Estates city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Torrance city	114
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Unincorporated	127
			709

**Region Total**

**46,910**

900046

## Place of Work for Agriculture, South Bay Cities

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG		SCSG		6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	13	11530	Carson city	50,935	149
37	13	22412	El Segundo city	54,179	84
37	13	28168	Gardena city	29,610	149
37	13	32548	Hawthorne city	19,966	0
37	13	33364	Hermosa Beach city	6,355	10
37	13	36546	Inglewood city	30,028	79
37	13	40886	Lawndale city	5,199	4
37	13	42468	Lomita city	4,263	4
37	13	45400	Manhattan Beach city	16,609	10
37	13	55380	Palos Verdes Estates city	3,103	20
37	13	59514	Rancho Palos Verdes city	5,507	10
37	13	60018	Redondo Beach city	29,565	49
37	13	62602	Rolling Hills city	479	4
37	13	62644	Rolling Hills Estates city	3,441	25
37	13	80000	Torrance city	98,945	124
37	13	99999	Unincorporated	19,551	91

source: CTPP 2000

000047

## Farmworker Data by Occupation and Industry, Ventura

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

### Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Camarillo city	154
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Fillmore city	190
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Moorpark city	165
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Ojai city	16
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Oxnard city	6,879
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Port Hueneme city	255
Ventura	VENTURA COUNCIL OF GOVERNMENTS	San Buenaventura (Ventura) city	412
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Santa Paula city	1,291
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Simi Valley city	98
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Thousand Oaks city	87
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Unincorporated	1,322
			10,869

### Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Camarillo city	380
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Fillmore city	240
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Moorpark city	175
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Ojai city	28
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Oxnard city	7,320
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Port Hueneme city	332
Ventura	VENTURA COUNCIL OF GOVERNMENTS	San Buenaventura (Ventura) city	650
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Santa Paula city	1,381
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Simi Valley city	161
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Thousand Oaks city	231
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Unincorporated	2,012
			12,910

**Region Total**

**46,910**

000048

## Place of Work for Agriculture, Ventura

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG		SCSG		6,842,922	51,243

county	subregion	fips03	city	all	agriculture
111	15	10046	Camarillo city	30,814	603
111	15	24092	Fillmore city	2,593	220
111	15	49138	Moorpark city	9,708	135
111	15	53476	Ojai city	5,036	55
111	15	54652	Oxnard city	48,913	4,020
111	15	58296	Port Hueneme city	7,773	135
111	15	65042	San Buenaventura (Ventura) city	54,159	1,111
111	15	70042	Santa Paula city	7,044	852
111	15	72016	Simi Valley city	37,036	47
111	15	78582	Thousand Oaks city	58,705	168
111	15	99999	Unincorporated	35,157	6,216

Source: Census Transportation Planning Package (CTPP), 2000

# Farmworker Data by Occupation and Industry, Westside Cities

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

## Employed Civilian Population 16 Years and Over (Workers) with

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	WESTSIDE CITIES	Beverly Hills city	14
Los Angeles	WESTSIDE CITIES	Culver City city	0
Los Angeles	WESTSIDE CITIES	Santa Monica city	0
Los Angeles	WESTSIDE CITIES	West Hollywood city	0
Los Angeles	WESTSIDE CITIES	Unincorporated	26
			40

## Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	WESTSIDE CITIES	Beverly Hills city	22
Los Angeles	WESTSIDE CITIES	Culver City city	9
Los Angeles	WESTSIDE CITIES	Santa Monica city	19
Los Angeles	WESTSIDE CITIES	West Hollywood city	30
Los Angeles	WESTSIDE CITIES	Unincorporated	29
source: CTPP, 2000			109

000050



## Place of Work for Agriculture, Westside Cities

Purpose: This data is intended for review and use only for purposes of the  
Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
25			IM	43,547	4,784
37			LA	4,093,089	10,143
59			OR	1,349,944	4,678
65			RV	498,455	12,594
71			SB	560,949	5,482
111			VN	296,938	13,562
SCAG			SCSG	6,842,922	51,243

county	subregion	fips03	city	all	agriculture
37	12	6308	Beverly Hills c	50,384	50
37	12	17568	Culver City cil	40,871	49
37	12	70000	Santa Monica	88,482	119
37	12	84410	West Hollywo	27,368	24
37	12	99999	Unincorporate	16,948	79

CTPP, 2000

000051

# Farmworker Data by Occupation and Industry, WRCOG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

## Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Banning city	32
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Beaumont city	22
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Calimesa city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Canyon Lake city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Corona city	148
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Hemet city	231
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Lake Elsinore city	67
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Moreno Valley city	205
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Murrieta city	33
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Norco city	97
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Perris city	52
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Riverside city	405
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	San Jacinto city	196
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Temecula city	52
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Unincorporated	4,515
			6,055

## Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Banning city	57
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Beaumont city	58
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Calimesa city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Canyon Lake city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Corona city	237
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Hemet city	328
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Lake Elsinore city	101
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Moreno Valley city	308
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Murrieta city	167
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Norco city	165
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Perris city	82
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Riverside city	579
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	San Jacinto city	290
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Temecula city	97
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Unincorporated	6,071
			8,540

<b>Region Total</b>	<b>46,910</b>
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000052

## Place of Work for Agriculture, WRCOG

Purpose: This data is intended for review and use only for purposes of the Regional Housing Needs Assessment (RHNA)

county	subregion	fips03	city	all	agriculture
county	subregion	fips03	city	All	Agriculture
25		IM		43,547	4,784
37		LA		4,093,089	10,143
59		OR		1,349,944	4,678
65		RV		498,455	12,594
71		SB		560,949	5,482
111		VN		296,938	13,562
SCAG		SCSG		6,842,922	51,243

county	subregion	fips03	city	all	agriculture
65	3	3820	Banning city	6,194	15
65	3	4758	Beaumont city	3,863	30
65	3	9864	Calimesa city	1,420	0
65	3	10928	Canyon Lake city	1,475	0
65	3	16350	Corona city	50,208	325
65	3	33182	Hemet city	20,193	59
65	3	39486	Lake Elsinore city	7,843	20
65	3	49270	Moreno Valley city	24,001	73
65	3	50076	Murrieta city	10,230	25
65	3	51560	Norco city	8,830	302
65	3	56700	Perris city	10,830	120
65	3	62000	Riverside city	116,849	485
65	3	67112	San Jacinto city	4,378	296
65	3	78120	Temecula city	31,384	319
65	3	99999	Unincorporated	69,490	5,561

Source: Census Transportation Planning Package (CTPP), 2000

000053

# REPORT

**DATE:** October 12, 2006

**TO:** CEHD RHNA Subcommittee

**FROM:** Joseph Carreras, Program Manager II, 213-236-1856, Carreras@scag.ca.gov

**SUBJECT:** Guidance on application of a Housing Cost factor to the RHNA

## RECOMMENDED ACTION:

Staff recommends policy option #4 which combines a housing stock adjustment with a Fair Share policy adjustment.

## SUMMARY:

At its last meeting, the CEHD subcommittee on RHNA policy issues approved inclusion of a policy factor on housing cost into the RHNA. This item requests guidance on how to apply this policy direction.

There are several housing demand and supply dynamics which contribute to the bidding up of home prices and rents, which in turn results in households paying a disproportionately high level of income on housing costs (30% or more), overcrowding, and low vacancy rates and mobility choices. Policy options to address resulting high housing costs include supply side adjustments and affordable demand side adjustments. Such approaches attempt to increase housing stock in high cost areas and/or increasing affordable housing diversity goals in high housing cost jurisdictions. Options include but are not limited to:

Housing stock approaches that adjust future construction need

1. Add 10% more housing or some other specified percentage - to local jurisdictions with home prices and rents exceeding the subregional average and provide a 10% credit to communities with homes that cost less than the average. This would put relatively more homes where costs are high and less homes where costs are relatively low in a submarket, although there may still be an affordable housing mismatch between incomes and home costs between the subregion and other subregions
2. Assign more housing to high housing cost jurisdictions relative to lower cost jurisdictions based on effective vacancy rate differentials. For example, use the weighted effective regional vacancy rate of 2.7% across all jurisdictions to adjust the future vacant unit need. This will modestly increase housing stock in low vacancy, high housing cost communities versus other jurisdictions. Using a weighted ideal rate of 3% or 3.5%, etc. will result in a higher adjustment. Please see the attached vacancy rates for all jurisdictions and the correlation analysis between housing price/affordability and vacancy rates.

A Housing diversity goal approach setting a Fair Share policy for local affordable housing goals. Approval of this option would obviate the need for a separate Fair Share option discussion.

3. Set affordable housing diversity goals by applying a fair share adjustment based on the local median income instead of the county median income. For instance, a high housing cost, high income community with a \$100,000 median income may have a very low income percentage goal of 20% based on its local median income. When the county median income of say \$50,000 is used to set the income categories, the very low income affordable housing

percentage goal would be 15%. This approach increases fair share diversity goals in high income, high housing cost jurisdictions. Conversely, a low income community may have a 25% very low income percentage target for affordable housing based on its modest, local median income but when the higher county median income is applied, the income category for very low income households increases to 33%. This approach helps avoid the further concentration of very low income households in jurisdictions where they are now concentrated by defining income categories based on local rather county median income levels.

Combine a housing stock adjustment with a Fair Share policy adjustment.

4. Combine options #2 and #3 by making both an adjustment from both a housing supply and a housing demand perspective to address housing affordability and availability goals.

## **BACKGROUND:**

AB 2158 (Lowenthal) reformed the existing housing needs process in 2004. The state housing law now requires that a fair share distribution of regional housing need between or within counties shall consider specific factors in its housing need methodology and allocation plan. The factors are listed in the statute and require each COG to include in its development of a distribution methodology each member jurisdiction's existing jobs-housing balance, opportunities and constraints to housing development facing member jurisdictions (including lack of water or sewer capacity, land availability, land protected from urban development under state and federal programs, and county policies to protect farmland), the distribution of household growth assumed for purposes of regional transportation plans, market demand for housing, agreements between counties and cities to direct growth, loss of units in assisted housing developments, high housing costs burdens, and farm worker housing needs, and to explain in writing how each of these factors was incorporated into the methodology. The housing statute also prohibits any ordinance, policy, voter-approved measure that directly or indirectly limits residential building permits from serving as a justification for a reduction in the jurisdiction's allocation.

# Census 2000 Household Distribution by Income Categories using Each Jurisdiction's Own Median Household Income

COUNTY	CITY	City Median Household Income (MHI)	Income level: 50% of City MHI	Income level: 80% of City MHI	Income level: 120% of City MHI	Total Household	Household with very low income	Household with moderate income	Household with above moderate income	Share of very low income household	Share of moderate income household	Share of above moderate income household	Total
Imperial	Brawley city	\$31,277	\$15,639	\$25,022	\$37,532	6,844	1,774	1,032	969	26.7%	14.6%	43.2%	100.0%
Imperial	Calixico city	\$28,929	\$14,465	\$23,143	\$34,715	6,828	1,569	1,224	2,868	23.0%	17.1%	42.0%	100.0%
Imperial	Calipatria city	\$30,962	\$15,481	\$24,770	\$37,154	894	199	179	386	22.3%	14.5%	43.2%	100.0%
Imperial	El Centro city	\$33,161	\$16,581	\$26,529	\$39,793	11,449	2,970	1,762	5,099	25.9%	14.2%	44.5%	100.0%
Imperial	Holtville city	\$36,318	\$18,159	\$29,054	\$43,582	1,563	374	257	642	23.9%	16.4%	41.1%	100.0%
Imperial	Imperial city	\$49,451	\$24,726	\$39,561	\$59,341	2,300	515	326	855	22.4%	26.3%	37.2%	100.0%
Imperial	Westmorland city	\$23,365	\$11,683	\$18,692	\$28,038	633	152	108	286	24.0%	13.9%	45.2%	100.2%
Imperial	Unincorporated	\$23,567	\$11,784	\$18,854	\$28,280	9122	1606	1165	4746	17.6%	17.6%	52.0%	100.0%
Total						39,433	9,159	6,053	17,742	23.2%	16.4%	45.0%	100.0%
Los Angeles	Agoura Hills city	\$87,008	\$43,504	\$69,606	\$104,410	6,807	1,177	1,276	2,731	17.3%	23.8%	40.1%	100.0%
Los Angeles	Alhambra city	\$39,213	\$19,607	\$31,370	\$47,056	29,126	6,891	4,702	12,132	23.7%	18.5%	41.7%	100.0%
Los Angeles	Arcadia city	\$56,100	\$28,050	\$44,880	\$67,320	19,073	4,321	3,388	8,000	22.7%	17.6%	41.9%	100.0%
Los Angeles	Artesia city	\$44,500	\$22,250	\$35,600	\$53,400	4,468	861	803	1,843	19.3%	21.5%	41.2%	100.0%
Los Angeles	Avalon city	\$39,327	\$19,664	\$31,462	\$47,192	1,155	213	231	226	18.4%	19.6%	42.0%	100.0%
Los Angeles	Azusa city	\$39,191	\$19,596	\$31,353	\$47,029	12,389	2,821	1,940	5,080	22.8%	20.6%	41.0%	100.0%
Los Angeles	Baldwin Park city	\$41,629	\$20,815	\$33,303	\$49,955	16,953	3,557	2,954	6,743	21.0%	21.8%	39.8%	100.0%
Los Angeles	Bell city	\$29,946	\$14,973	\$23,957	\$35,935	8,932	1,728	1,655	3,553	19.3%	22.3%	39.8%	100.0%
Los Angeles	Bellflower city	\$39,362	\$19,681	\$31,490	\$47,234	23,394	5,167	3,873	9,451	22.1%	21.0%	40.4%	100.0%
Los Angeles	Bell Gardens city	\$30,597	\$15,299	\$24,478	\$36,716	9,470	1,988	1,686	3,764	21.0%	21.5%	39.7%	100.0%
Los Angeles	Beverly Hills city	\$70,945	\$35,473	\$56,756	\$85,134	15,038	4,076	2,146	6,610	27.1%	14.3%	44.0%	100.0%
Los Angeles	Burbank city	\$100,454	\$50,227	\$80,363	\$120,545	292	56	57	112	19.2%	22.9%	38.4%	100.0%
Los Angeles	Burbank city	\$47,467	\$23,734	\$37,974	\$56,960	41,656	9,761	6,712	17,395	23.4%	18.7%	41.8%	100.0%
Los Angeles	Calabasas city	\$93,860	\$46,930	\$75,088	\$112,632	7,337	1,584	1,322	3,137	21.6%	17.6%	42.8%	100.0%
Los Angeles	Carson city	\$52,284	\$26,142	\$41,827	\$62,741	24,618	5,372	4,026	9,685	21.8%	22.5%	39.3%	100.0%
Los Angeles	Cerritos city	\$73,030	\$36,515	\$58,424	\$87,636	15,363	3,138	2,558	6,001	20.4%	24.0%	39.0%	100.0%
Los Angeles	Claremont city	\$65,910	\$32,955	\$52,728	\$79,092	11,344	2,806	1,702	4,566	24.7%	20.0%	40.3%	100.0%
Los Angeles	Commerce city	\$34,040	\$17,020	\$27,232	\$40,848	3,293	798	544	1,339	24.2%	18.6%	40.7%	100.0%
Los Angeles	Compton city	\$31,819	\$15,910	\$25,455	\$38,183	22,272	5,635	3,403	9,324	25.3%	15.3%	41.9%	100.0%
Los Angeles	Covina city	\$48,474	\$24,237	\$38,779	\$58,169	15,953	3,621	2,822	6,461	22.7%	17.7%	40.5%	100.0%
Los Angeles	Cudahy city	\$29,040	\$14,520	\$23,232	\$34,848	5,424	1,180	978	2,176	21.8%	20.1%	40.1%	100.0%
Los Angeles	Culver City city	\$51,792	\$25,896	\$41,434	\$62,150	16,636	3,259	2,995	7,019	19.6%	21.5%	40.9%	100.0%
Los Angeles	Diamond Bar city	\$68,871	\$34,436	\$55,097	\$82,645	17,733	3,334	3,371	6,808	18.8%	22.6%	39.6%	100.0%
Los Angeles	Downey city	\$45,667	\$22,834	\$36,534	\$54,800	34,014	7,793	5,554	13,867	22.9%	20.0%	40.8%	100.0%
Los Angeles	Duarte city	\$50,744	\$25,372	\$40,595	\$60,893	6,623	1,556	1,131	2,733	23.5%	17.1%	41.3%	100.0%
Los Angeles	El Monte city	\$32,439	\$16,220	\$25,951	\$38,927	27,094	5,922	4,555	11,343	21.9%	18.2%	41.9%	100.0%
Los Angeles	El Segundo city	\$61,341	\$30,671	\$49,073	\$73,609	7,053	1,230	1,781	2,878	17.4%	16.5%	40.8%	100.0%
Los Angeles	Gardena city	\$38,988	\$19,494	\$33,190	\$46,786	20,404	4,960	3,234	8,562	24.3%	17.9%	42.0%	100.0%
Los Angeles	Glendale city	\$41,805	\$20,903	\$33,444	\$50,166	71,872	18,436	10,675	30,526	25.7%	17.0%	42.5%	100.0%
Los Angeles	Glendora city	\$60,013	\$30,007	\$48,010	\$72,016	16,940	3,614	3,789	6,618	21.3%	17.2%	39.1%	100.0%
Los Angeles	Hawaiian Gardens city	\$34,500	\$17,250	\$27,600	\$41,400	3,660	805	700	1,576	22.0%	15.8%	43.1%	100.0%
Los Angeles	Hawthorne city	\$31,887	\$15,944	\$25,510	\$38,264	28,510	6,229	4,662	11,997	21.8%	19.7%	42.1%	100.0%

Source: SCAG Forecasting staff process Census 2000 SF3 data.

September 26, 2006

# Census 2000 Household Distribution by Income Categories using Each Jurisdiction's Own Median Household Income

Los Angeles	\$91,153	\$40,577	\$64,922	\$97,384	9,441	2,008	1,669	1,934	3,830	21.3%	17.7%	20.5%	40.6%	100.0%
Los Angeles	\$200,001	\$100,001	\$160,001	\$240,001	573	156	33	82	302	27.2%	5.8%	14.3%	52.7%	100.0%
Los Angeles	\$28,941	\$14,471	\$23,153	\$34,729	14,893	3,063	2,659	3,108	6,064	20.6%	17.9%	20.9%	40.7%	100.0%
Los Angeles	\$49,423	\$24,712	\$39,538	\$59,308	140	16	24	42	58	11.4%	17.1%	30.0%	41.4%	100.0%
Los Angeles	\$34,269	\$17,135	\$27,415	\$41,123	36,834	9,158	5,342	7,277	15,057	24.9%	14.5%	19.8%	40.9%	100.0%
Los Angeles	\$45,000	\$22,500	\$36,000	\$54,000	414	125	41	112	136	30.2%	9.9%	27.1%	32.9%	100.0%
Los Angeles	\$109,989	\$54,995	\$87,991	\$131,987	6,883	1,603	1,047	1,415	2,818	23.3%	15.2%	20.6%	40.9%	100.0%
Los Angeles	\$101,080	\$50,540	\$80,864	\$121,296	1,809	323	327	410	749	17.9%	18.1%	22.7%	41.4%	100.0%
Los Angeles	\$61,632	\$29,107	\$46,571	\$69,857	26,790	5,946	5,713	4,693	10,439	22.2%	21.3%	17.5%	39.0%	100.0%
Los Angeles	\$41,127	\$20,564	\$32,902	\$49,352	14,567	3,131	3,097	2,836	5,503	21.5%	21.3%	19.5%	37.8%	100.0%
Los Angeles	\$41,222	\$20,611	\$32,978	\$49,466	38,157	9,342	6,070	6,980	15,766	24.5%	15.9%	18.3%	41.3%	100.0%
Los Angeles	\$61,326	\$30,663	\$49,061	\$73,591	9,444	2,047	1,728	1,739	3,930	21.7%	18.3%	18.4%	41.6%	100.0%
Los Angeles	\$39,012	\$19,506	\$31,210	\$46,814	11,070	2,493	2,373	1,729	4,474	22.5%	21.4%	15.6%	40.4%	100.0%
Los Angeles	\$43,303	\$21,652	\$34,642	\$51,964	7,984	1,999	1,610	2,048	3,909	20.9%	16.8%	19.8%	42.8%	100.0%
Los Angeles	\$37,270	\$18,635	\$29,816	\$44,724	163,279	41,109	24,781	27,825	69,563	25.2%	15.2%	17.0%	42.6%	100.0%
Los Angeles	\$36,687	\$18,344	\$29,350	\$44,024	1,276,609	327,023	193,910	209,530	546,145	25.6%	15.2%	16.4%	42.8%	100.0%
Los Angeles	\$35,888	\$17,944	\$28,710	\$43,066	14,432	3,206	2,417	3,139	5,671	22.2%	16.7%	21.8%	39.3%	100.0%
Los Angeles	\$102,031	\$51,016	\$81,625	\$122,437	5,246	1,328	810	925	2,183	25.3%	15.4%	17.6%	41.6%	100.0%
Los Angeles	\$100,750	\$50,375	\$80,600	\$120,900	14,491	3,035	2,621	2,983	5,852	20.9%	18.1%	20.6%	40.4%	100.0%
Los Angeles	\$30,480	\$15,240	\$24,384	\$36,576	6,482	1,302	1,267	1,392	2,521	20.1%	19.5%	21.5%	38.9%	100.0%
Los Angeles	\$45,375	\$22,688	\$36,300	\$54,450	13,451	3,053	2,342	2,486	5,570	22.7%	17.4%	18.5%	41.4%	100.0%
Los Angeles	\$38,805	\$19,403	\$31,044	\$46,566	18,851	4,410	3,074	3,665	7,702	23.4%	16.3%	19.4%	40.9%	100.0%
Los Angeles	\$40,724	\$20,362	\$32,579	\$48,869	19,563	4,741	3,194	3,519	8,109	24.2%	16.3%	18.0%	41.5%	100.0%
Los Angeles	\$46,047	\$23,024	\$36,838	\$55,256	26,930	5,427	4,845	6,048	10,610	20.2%	18.0%	22.5%	39.4%	100.0%
Los Angeles	\$46,941	\$23,471	\$37,553	\$56,329	34,367	8,012	5,513	6,823	14,039	23.3%	16.0%	19.8%	40.8%	100.0%
Los Angeles	\$123,534	\$61,767	\$98,827	\$148,241	4,989	980	852	1,169	1,988	19.6%	17.1%	23.4%	39.8%	100.0%
Los Angeles	\$36,749	\$18,375	\$29,399	\$44,099	13,963	3,121	2,224	2,992	5,626	22.4%	15.9%	21.4%	40.3%	100.0%
Los Angeles	\$46,012	\$23,006	\$36,810	\$55,214	51,809	12,978	8,103	8,596	22,132	25.0%	15.6%	16.6%	42.7%	100.0%
Los Angeles	\$41,564	\$20,782	\$33,251	\$49,877	16,490	3,916	2,485	3,347	6,742	23.7%	15.1%	20.3%	40.9%	100.0%
Los Angeles	\$40,021	\$20,011	\$32,017	\$48,025	37,997	9,235	6,082	7,140	15,540	24.3%	16.0%	18.8%	40.9%	100.0%
Los Angeles	\$95,503	\$47,752	\$76,402	\$114,604	15,353	3,334	2,572	3,287	6,159	21.7%	16.8%	21.4%	40.1%	100.0%
Los Angeles	\$69,173	\$34,587	\$55,338	\$83,008	28,594	6,036	5,038	6,075	11,445	21.1%	17.6%	21.2%	40.0%	100.0%
Los Angeles	\$200,001	\$100,001	\$160,001	\$240,001	639	148	32	91	367	23.2%	5.0%	14.2%	57.4%	99.8%
Los Angeles	\$109,010	\$54,505	\$87,208	\$130,812	2,767	598	496	529	1,144	21.6%	17.9%	19.1%	41.3%	100.0%
Los Angeles	\$36,181	\$18,091	\$28,945	\$43,417	13,930	3,052	2,501	2,610	5,767	21.9%	18.0%	18.7%	41.4%	100.0%
Los Angeles	\$62,885	\$31,443	\$50,308	\$75,462	12,206	2,492	2,183	2,656	4,875	20.4%	17.9%	21.8%	39.9%	100.0%
Los Angeles	\$39,909	\$19,955	\$31,927	\$47,891	5,795	1,283	1,051	1,173	2,288	22.1%	18.1%	20.2%	39.5%	100.0%
Los Angeles	\$41,791	\$20,896	\$33,433	\$50,149	12,554	2,763	2,202	2,314	5,274	22.0%	17.5%	18.4%	42.0%	100.0%
Los Angeles	\$117,267	\$58,634	\$93,814	\$140,720	4,274	939	725	794	1,816	22.0%	17.0%	18.6%	42.5%	100.0%
Los Angeles	\$66,717	\$33,359	\$53,374	\$80,060	50,697	10,180	8,928	11,503	20,087	20.1%	17.6%	22.7%	39.6%	100.0%
Los Angeles	\$44,540	\$22,270	\$35,632	\$53,448	4,857	1,073	743	1,122	1,919	22.1%	15.3%	23.1%	39.5%	100.0%
Los Angeles	\$50,714	\$25,357	\$40,571	\$60,857	44,503	11,445	6,666	7,383	19,010	25.7%	15.0%	16.6%	42.7%	100.0%
Los Angeles	\$65,900	\$32,950	\$52,720	\$79,080	4,753	932	853	1,089	1,878	19.6%	17.9%	22.9%	39.5%	100.0%
Los Angeles	\$48,938	\$24,469	\$39,150	\$58,726	3,635	714	640	848	1,432	19.6%	17.6%	23.3%	39.4%	100.0%
Los Angeles	\$34,656	\$17,328	\$27,725	\$41,587	4,510	819	952	887	1,851	18.2%	21.1%	19.7%	41.0%	100.0%
Los Angeles	\$35,695	\$17,848	\$28,556	\$42,834	23,165	4,785	4,167	4,860	9,354	20.7%	18.0%	21.0%	40.4%	100.0%

Source: SCAG Forecasting staff process Census 2000 SF3 data.

September 26, 2006

**Census 2000 Household Distribution by Income Categories using Each Jurisdiction's Own Median Household Income**

Los Angeles	South Pasadena city	\$55,728	\$27,864	\$44,582	\$66,874	10,477	2,215	1,899	2,007	4,355	21.1%	18.1%	19.2%	41.6%	100.0%
Los Angeles	Temple City city	\$48,722	\$24,361	\$38,978	\$58,466	11,393	2,459	1,975	2,332	4,627	21.6%	17.3%	20.5%	40.6%	100.0%
Los Angeles	Torrance city	\$56,489	\$28,245	\$45,191	\$67,787	54,540	11,714	12,049	8,445	22,332	21.5%	22.1%	15.5%	40.9%	100.0%
Los Angeles	Vernon city	\$60,000	\$30,000	\$48,000	\$72,000	24	2	7	6	9	8.3%	29.2%	25.0%	37.5%	100.0%
Los Angeles	Walnut city	\$81,015	\$40,508	\$64,812	\$97,218	8,256	1,629	1,399	2,184	3,044	19.7%	16.9%	26.5%	36.9%	100.0%
Los Angeles	West Covina city	\$53,002	\$26,501	\$42,402	\$63,602	31,409	6,357	5,762	6,728	12,563	20.2%	18.3%	21.4%	40.0%	100.0%
Los Angeles	West Hollywood city	\$38,914	\$19,457	\$31,131	\$46,697	23,110	5,974	3,391	4,015	9,730	25.9%	14.7%	17.4%	42.1%	100.0%
Los Angeles	Westlake Village city	\$94,571	\$47,286	\$75,657	\$113,485	3,394	771	579	655	1,389	22.7%	17.1%	19.3%	40.9%	100.0%
Los Angeles	Whittier city	\$49,256	\$24,628	\$39,405	\$59,107	28,273	6,315	4,676	5,771	11,511	22.3%	16.5%	20.4%	40.7%	100.0%
Los Angeles	Unincorporated	\$45,216	\$22,608	\$36,173	\$54,259	280,720	66,338	44,702	49,597	120,083	23.6%	15.9%	17.7%	42.8%	100.0%
						3,136,279	754,216	504,983	561,812	1,315,266	24.0%	16.1%	17.9%	41.9%	100.0%
Orange	Aliso Viejo	\$76,409	\$38,205	\$61,127	\$91,691	16,177	2,485	2,339	4,282	7,070	15.4%	14.5%	26.5%	43.7%	100.0%
Orange	Anaheim city	\$47,122	\$23,561	\$37,698	\$56,546	96,902	19,636	18,010	19,391	39,864	20.3%	18.6%	20.0%	41.1%	100.0%
Orange	Brea city	\$59,759	\$29,880	\$47,807	\$71,711	12,994	2,614	3,200	2,032	5,148	20.1%	24.6%	15.6%	39.6%	100.0%
Orange	Buena Park city	\$50,336	\$25,168	\$40,269	\$60,403	23,454	4,799	4,356	4,940	9,359	20.5%	18.6%	21.1%	39.9%	100.0%
Orange	Costa Mesa city	\$50,732	\$25,366	\$40,586	\$60,878	39,207	8,173	7,052	8,008	15,974	20.8%	18.0%	20.4%	40.7%	100.0%
Orange	Cypress city	\$64,377	\$32,189	\$51,502	\$77,252	15,695	3,155	2,955	3,442	6,143	20.1%	18.8%	21.9%	39.1%	100.0%
Orange	Dana Point city	\$63,043	\$31,522	\$50,434	\$75,652	14,449	2,738	2,666	3,006	6,039	18.9%	18.5%	20.8%	41.8%	100.0%
Orange	Fountain Valley city	\$69,734	\$34,867	\$55,787	\$83,681	18,139	3,429	3,351	4,146	7,213	18.9%	18.5%	22.9%	39.8%	100.0%
Orange	Fullerton city	\$50,269	\$25,135	\$40,215	\$60,323	43,678	9,346	7,650	9,059	17,623	21.4%	17.5%	20.7%	40.3%	100.0%
Orange	Garden Grove city	\$47,754	\$23,877	\$38,203	\$57,305	45,945	9,820	7,942	9,595	18,589	21.4%	17.3%	20.9%	40.5%	100.0%
Orange	Huntington Beach city	\$64,824	\$32,412	\$51,859	\$77,789	73,874	15,258	13,002	15,882	29,731	20.7%	17.6%	21.5%	40.2%	100.0%
Orange	Irvine city	\$72,057	\$36,029	\$57,646	\$86,468	51,144	11,914	8,247	10,048	20,935	23.3%	16.1%	19.6%	40.9%	100.0%
Orange	Laguna Beach city	\$75,808	\$37,904	\$60,646	\$90,970	11,431	2,726	1,279	2,108	5,318	23.8%	11.2%	18.4%	46.5%	100.0%
Orange	Laguna Hills city	\$70,234	\$35,117	\$56,187	\$84,281	11,028	2,367	1,953	2,226	4,483	21.5%	17.7%	20.2%	40.7%	100.0%
Orange	Laguna Niguel city	\$80,733	\$40,367	\$64,586	\$96,880	23,230	4,580	4,306	4,871	9,474	19.7%	18.5%	21.0%	40.8%	100.0%
Orange	Laguna Woods city	\$30,493	\$15,247	\$24,394	\$36,592	11,482	2,303	2,329	2,474	4,803	20.1%	20.3%	17.8%	41.8%	100.0%
Orange	La Habra city	\$47,652	\$23,826	\$38,122	\$57,182	19,013	4,308	3,139	3,861	7,705	22.7%	16.5%	20.3%	40.5%	100.0%
Orange	Lake Forest city	\$67,967	\$33,984	\$54,374	\$81,560	20,042	3,951	3,762	4,290	8,039	19.7%	18.8%	21.4%	40.1%	100.0%
Orange	La Palma city	\$68,438	\$34,219	\$54,750	\$82,126	4,945	947	923	1,031	2,044	19.2%	18.7%	20.8%	41.3%	100.0%
Orange	Los Alamitos city	\$55,286	\$27,643	\$44,229	\$66,343	4,168	850	730	994	1,594	20.4%	17.5%	23.8%	38.2%	100.0%
Orange	Mission Viejo city	\$78,248	\$39,124	\$62,598	\$93,898	32,379	6,406	4,196	7,619	14,158	19.8%	13.0%	23.5%	43.7%	100.0%
Orange	Newport Beach city	\$83,455	\$41,728	\$66,764	\$100,146	33,148	7,950	5,350	5,783	14,066	24.0%	16.1%	17.4%	42.4%	100.0%
Orange	Orange city	\$58,994	\$29,497	\$47,195	\$70,793	41,030	8,699	9,061	6,651	16,619	21.2%	22.1%	16.2%	40.5%	100.0%
Orange	Placentia city	\$62,803	\$31,402	\$50,242	\$75,364	15,136	2,911	2,705	3,420	6,099	19.2%	17.9%	22.6%	40.3%	100.0%
Orange	Rancho Santa Margarita city	\$78,475	\$39,238	\$62,780	\$94,170	16,440	3,062	2,388	4,094	6,896	18.6%	14.5%	24.9%	41.9%	100.0%
Orange	San Clemente city	\$63,507	\$31,754	\$50,806	\$76,208	19,457	4,173	3,411	3,826	8,046	21.4%	17.5%	19.7%	41.4%	100.0%
Orange	San Juan Capistrano city	\$62,392	\$31,196	\$49,914	\$74,870	10,982	2,332	2,241	1,939	4,470	21.2%	20.4%	17.7%	40.7%	100.0%
Orange	Santa Ana city	\$43,412	\$21,706	\$34,730	\$52,094	72,993	14,356	13,565	15,325	29,747	19.7%	18.6%	21.0%	40.8%	100.0%
Orange	Seal Beach city	\$42,079	\$21,040	\$33,663	\$50,495	13,041	3,124	2,237	2,008	5,673	24.0%	17.2%	15.4%	43.5%	100.0%
Orange	Stanton city	\$39,127	\$19,564	\$31,302	\$46,952	10,769	2,389	1,903	2,082	4,394	22.2%	17.7%	19.3%	40.8%	100.0%
Orange	Tustin city	\$55,985	\$27,993	\$44,788	\$67,182	23,853	4,453	4,546	5,071	9,783	18.7%	19.1%	21.3%	41.0%	100.0%
Orange	Villa Park city	\$116,203	\$58,102	\$92,962	\$139,444	1,957	417	341	412	787	21.3%	17.4%	21.1%	40.2%	100.0%
Orange	Westminster city	\$49,450	\$24,725	\$39,560	\$59,340	26,358	6,317	4,131	5,099	10,811	24.0%	15.7%	19.3%	41.0%	100.0%
Orange	Yorba Linda city	\$89,593	\$44,797	\$71,674	\$107,512	19,184	3,605	3,393	4,730	7,456	18.8%	17.7%	24.7%	38.9%	100.0%
Orange	Unincorporated	\$102,148	\$51,074	\$81,718	\$122,578	42,430	11,342	9,478	9,652	11,959	26.7%	22.3%	22.7%	28.2%	100.0%

Source: SCAG Forecasting staff process Census 2000 SF3 data.

September 26, 2006



# Income

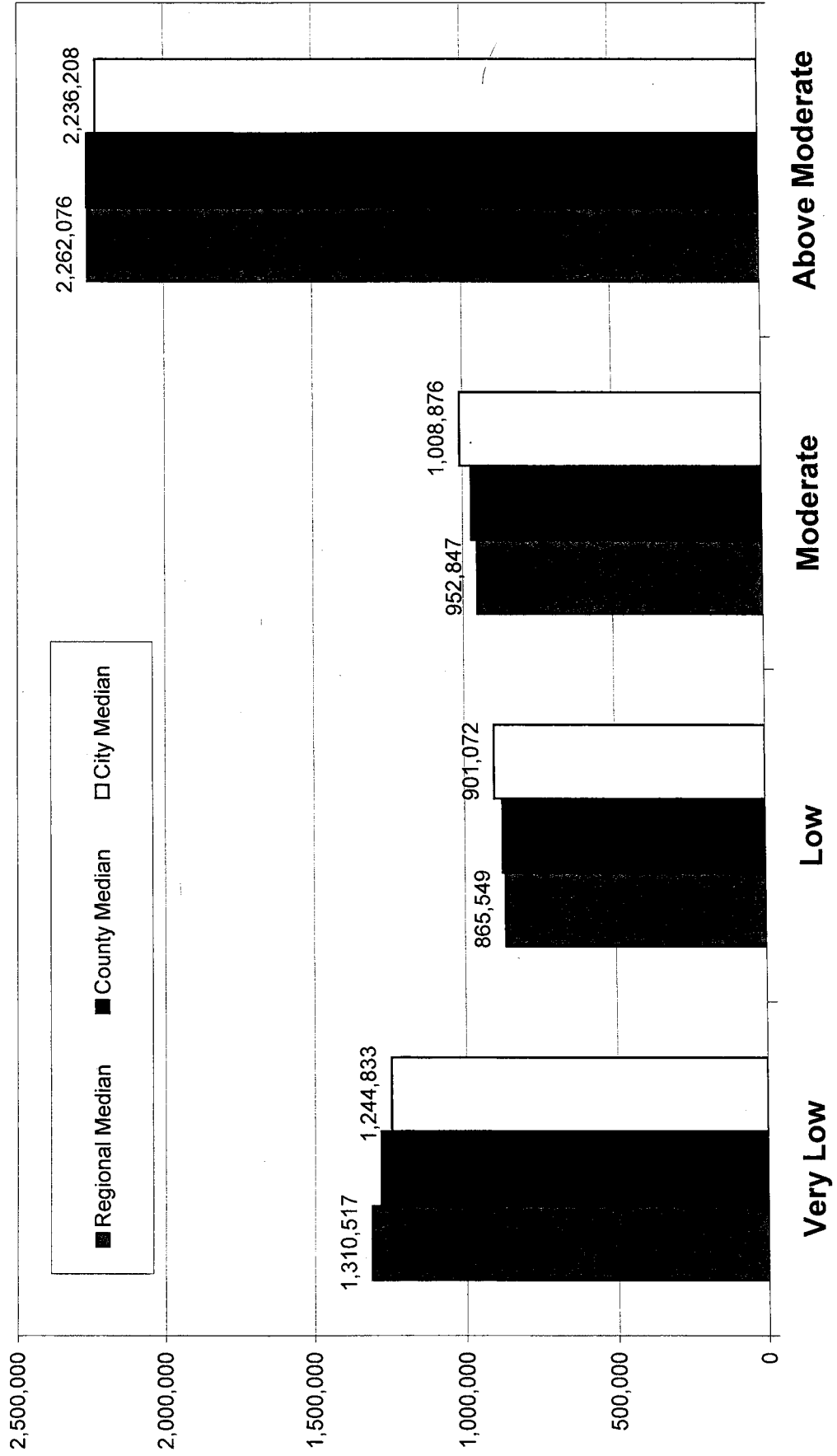
San Bernardino	Adelanto city	\$31,594	\$15,797	\$25,275	\$37,913	4,750	1,097	794	862	1,996	23.1%	16.7%	18.1%	42.0%	100.0%
San Bernardino	Apple Valley town	\$40,421	\$20,211	\$32,337	\$48,505	18,592	4,233	3,277	3,414	7,668	22.8%	17.6%	18.4%	41.2%	100.0%
San Bernardino	Barstow city	\$35,069	\$17,535	\$28,055	\$42,083	7,670	1,964	1,162	1,463	3,081	25.6%	15.1%	19.1%	40.2%	100.0%
San Bernardino	Big Bear Lake city	\$34,447	\$17,224	\$27,558	\$41,336	2,359	539	440	354	1,025	22.8%	18.7%	15.0%	43.5%	100.0%
San Bernardino	Chino city	\$55,401	\$27,701	\$44,321	\$66,481	17,408	3,671	2,978	3,799	6,960	21.1%	17.1%	21.8%	40.0%	100.0%
San Bernardino	Chino Hills city	\$78,374	\$39,187	\$62,699	\$94,049	19,988	3,557	2,548	5,438	8,445	17.8%	12.7%	27.2%	42.3%	100.0%
San Bernardino	Colton city	\$35,777	\$17,889	\$28,622	\$42,932	14,741	3,405	2,442	2,952	5,941	23.1%	16.6%	20.0%	40.3%	100.0%
San Bernardino	Fontana city	\$45,782	\$22,891	\$36,626	\$54,938	33,942	7,332	5,831	7,085	13,694	21.6%	17.2%	20.9%	40.3%	100.0%
San Bernardino	Grand Terrace city	\$53,649	\$26,825	\$42,919	\$64,379	4,196	844	636	1,064	1,651	20.1%	15.2%	25.4%	39.3%	100.0%
San Bernardino	Hesperia city	\$40,201	\$20,101	\$32,161	\$48,241	19,978	4,473	3,448	4,015	8,042	22.4%	17.3%	20.1%	40.3%	100.0%
San Bernardino	Highland city	\$41,230	\$20,615	\$32,984	\$49,476	13,414	3,378	1,952	2,468	5,616	25.2%	14.6%	18.4%	41.9%	100.0%
San Bernardino	Loma Linda city	\$38,204	\$19,102	\$30,563	\$45,845	7,458	1,888	1,071	1,424	3,076	25.3%	14.4%	19.1%	41.2%	100.0%
San Bernardino	Montclair city	\$40,797	\$20,399	\$32,638	\$48,956	8,831	1,971	1,549	1,648	3,663	22.3%	17.5%	18.7%	41.5%	100.0%
San Bernardino	Needles city	\$26,108	\$13,054	\$20,886	\$31,330	1,977	498	339	261	880	25.2%	17.1%	13.2%	44.5%	100.1%
San Bernardino	Ontario city	\$42,452	\$21,226	\$33,962	\$50,942	43,367	8,802	7,490	9,668	17,407	20.3%	17.3%	22.3%	40.1%	100.0%
San Bernardino	Rancho Cucamonga city	\$60,931	\$30,466	\$48,745	\$73,117	41,067	7,987	9,435	7,631	16,013	19.4%	23.0%	18.6%	39.0%	100.0%
San Bernardino	Redlands city	\$48,155	\$24,078	\$38,524	\$57,786	23,590	5,263	3,937	4,670	9,721	22.3%	16.7%	19.8%	41.2%	100.0%
San Bernardino	Rialto city	\$41,254	\$20,627	\$33,003	\$49,505	24,534	5,243	4,203	4,973	10,115	21.4%	17.1%	20.3%	41.2%	100.0%

# Census 2000 Household Distribution by Income Categories using Each Jurisdiction's Own Median Household Income

	San Bernardino	San Bernardino city	\$31,140	\$15,570	\$24,912	\$37,368	56,391	14,382	8,531	9,643	23,836	25.5%	15.1%	17.1%	42.3%	100.0%
San Bernardino		Twentynine Palms city	\$31,178	\$15,589	\$24,942	\$37,414	5,565	1,097	998	1,239	2,230	19.7%	17.9%	22.3%	40.1%	100.0%
San Bernardino		Upland city	\$48,734	\$24,367	\$38,987	\$58,481	24,609	5,947	4,079	4,312	10,271	24.2%	16.6%	17.5%	41.7%	100.0%
San Bernardino		Victorville city	\$36,187	\$18,094	\$28,950	\$43,424	21,041	5,308	3,233	3,844	8,656	25.2%	15.4%	18.3%	41.1%	100.0%
San Bernardino		Yucaipa city	\$39,144	\$19,572	\$31,315	\$46,973	15,156	3,663	2,500	2,670	6,323	24.2%	16.5%	17.6%	41.7%	100.0%
San Bernardino		Yucca Valley town	\$30,420	\$15,210	\$24,336	\$36,504	6,965	1,827	1,045	1,292	2,801	26.2%	15.0%	18.5%	40.2%	100.0%
San Bernardino		Unincorporated	\$41,385	\$20,693	\$33,108	\$49,662	91,250	23,067	16,347	17,496	34,340	25.3%	17.9%	19.2%	37.6%	100.0%
							528,839	121,436	90,265	103,685	213,451	23.0%	17.1%	19.6%	40.4%	100.0%
Ventura		Camarillo city	\$62,457	\$31,229	\$49,966	\$74,948	21,434	4,499	4,808	3,600	8,527	21.0%	22.4%	16.8%	39.8%	100.0%
Ventura		Fillmore city	\$45,510	\$22,755	\$36,408	\$54,612	3,694	895	588	758	1,454	24.2%	15.9%	20.5%	39.4%	100.0%
Ventura		Moorpark city	\$76,642	\$38,321	\$61,314	\$91,970	8,981	1,756	1,177	2,372	3,676	19.6%	13.1%	26.4%	40.9%	100.0%
Ventura		Ojai city	\$44,593	\$22,297	\$35,674	\$53,512	3,019	623	570	580	1,246	20.6%	18.9%	19.2%	41.3%	100.0%
Ventura		Oxnard city	\$48,603	\$24,302	\$38,882	\$58,324	43,577	9,175	7,677	9,305	17,419	21.1%	17.6%	21.4%	40.0%	100.0%
Ventura		Port Hueneme city	\$42,246	\$21,123	\$33,797	\$50,695	7,256	1,476	1,392	1,519	2,870	20.3%	19.2%	20.9%	39.6%	100.0%
Ventura		San Buenaventura (Ventura) city	\$52,298	\$26,149	\$41,838	\$62,758	38,675	8,434	6,456	8,244	15,541	21.8%	16.7%	21.3%	40.2%	100.0%
Ventura		Santa Paula city	\$41,651	\$20,826	\$33,321	\$49,981	8,231	1,921	1,398	1,407	3,505	23.3%	17.0%	17.1%	42.6%	100.0%
Ventura		Simi Valley city	\$70,370	\$35,185	\$56,296	\$84,444	36,543	7,057	6,514	8,766	14,206	19.3%	17.8%	24.0%	38.9%	100.0%
Ventura		Thousand Oaks city	\$76,815	\$38,408	\$61,452	\$92,178	41,792	9,427	5,154	8,672	18,539	22.6%	12.3%	20.8%	44.4%	100.0%
Ventura		Unincorporated	\$58,177	\$29,089	\$46,542	\$69,812	30,301	5,876	6,023	4,405	13,997	19.4%	19.9%	14.5%	46.2%	100.0%
							243,503	51,139	41,757	49,628	100,980	21.0%	17.1%	20.4%	41.5%	100.0%
		SCAG Region					5,390,989	1,244,833	901,072	1,008,876	2,236,208	23.1%	16.7%	18.7%	41.5%	100.0%

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# Household Allocation by Income Category with Different Reference of Median Household Income



# REPORT

**DATE:** September 28, 2006

**TO:** CEHD RHNA Subcommittee

**FROM:** Joseph Carreras, Program Manager II, 213-236-1856, Carreras@scag.ca.gov

**SUBJECT:** The AB 2158 Housing Market Demand Factor

## EXECUTIVE DIRECTOR'S APPROVAL:

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### RECOMMENDED ACTION:

Consider a potential policy adjustment

### Background: Previous Consideration of AB 2158 Factors in the Integrated Growth Forecast

Regional housing distribution goals are based upon employment, population and household projections. This, in turn, is based on local input on the integrated growth forecast which has already taken into account the AB 2158 allocation methodology factors identified in state housing law.

The AB 2158 planning considerations and factors are addressed in the SCAG Integrated Growth Forecast and are outlined as:

- Existing and projected job housing balance
- Lack of sewer or water service
- The availability of land suitable for urban development or conversion to residential use
- Lands preserved or protected from urban development
- County policies to preserve agricultural land
- The distribution of household growth assumed for purposes of regional transportation plans
- The market demand of housing
- Agreements between a county and cities to direct growth toward the county's unincorporated areas
- The loss of units contained in assisted housing developments
- High housing costs burdens
- Needs of farmworkers
- Other considerations as adopted by SCAG

Further policy guidance and emphasis may be considered. The housing law planning considerations for Regional Housing Needs Assessment (RHNA) allocation methodology are intended as factors to consider when determining shares of housing need between communities. These factors may be weighted in a housing distribution formula or they may be incorporated into the regional and subregional growth forecast generally. The latter case describes how they were addressed in the SCAG Integrated Growth Forecast.

The factors cannot be used to lower the regional housing need. Thus their purpose is to assign shares of the regional or subregional housing need between jurisdictions in a market area. Since the purpose is to distribute housing need, the factors must be used to differentiate development suitability between jurisdictions in the 2005 to 2014 housing element planning period.

# REPORT

## The Market Demand for Housing

The housing statute calls for all jurisdictions to receive a housing allocation. The market demand for housing is considered as a function of population and employment growth in the regional growth forecast and local input. A potential policy adjustment option includes but is not limited to:

1. Establish an "ideal" effective vacancy level for owners and renters as a major growth factor beyond the latest Census vacancy rate. Housing units would be added to a local jurisdiction's allocation in order to off set a housing stock deficit in vacant units and housing credit would be applied where available vacancies are above the "ideal" level. The adjustment would require setting an ideal vacancy target for home ownership and rental units that was unique to each locality's mix of home ownership and rental occupancy, with special adjustments needed for vacation and second home type communities. It would provide a performance credit where housing production is high relative to demand and assigns more housing to locality's with a low stock of homes and apartments for sale or rent relative to demand. The adjustment may add to the collective regional housing need as it may call for a higher vacancy adjustment than would be provided by use of the latest 2000 census information alone. However, this adjustment would not affect the forecast of household growth which is the most significant factor in determining future construction need. The impact on the Integrated Growth Forecast housing distribution would be minor overall. But it would add or subtract from the number of housing units locally that would be subject to a fair share housing diversity adjustment.
2. Consider no further adjustments to the employment to population relationship and Census 2000 vacancy adjustment in the Integrated Growth Forecast.

### BACKGROUND:

AB 2158 (Lowenthal) reformed the existing housing needs process in 2004. The state housing law now requires that a fair share distribution of regional housing need between or within counties shall consider specific factors in its housing need methodology and allocation plan. The factors are listed in the statute and require each COG to include in its development of a distribution methodology the existing jobs-housing balance, opportunities and constraints to housing development facing member jurisdictions (including lack of water or sewer capacity, land availability, land protected from urban development under state and federal programs, and county policies to protect farmland), the distribution of household growth assumed for purposes of regional transportation plans, market demand for housing, agreements between counties and cities to direct growth, loss of units in assisted housing developments, high housing costs burdens, and farm worker housing needs, and to explain in writing how each of these factors was incorporated into the methodology. The housing statute also prohibits any ordinance, policy, voter-approved measure that directly or indirectly limits residential building permits from serving as a justification for a reduction in the jurisdiction's allocation.

# REPORT

**DATE:** September 28, 2006

**TO:** CEHD RHNA Subcommittee

**FROM:** Joseph Carreras, Program Manager II, 213-236-1856, Carreras@scag.ca.gov

**SUBJECT:** Approval of a Fair Share Housing Diversity Policy

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## EXECUTIVE DIRECTOR'S APPROVAL:

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### RECOMMENDED ACTION:

Adopt a policy option

### SUMMARY:

It is up to the SCAG regional council to create a methodology for assigning the regional housing need to each jurisdiction in a way that fully allocates the total need and the need in each income category. In this way, the housing law envisions fulfilling the first of its four stated objectives: "(1) increasing the supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low income households [65584(d) (1)."

The Housing Statute further defines the household income levels to be used by county in addressing its stated objectives and stresses that "the [RHNA] distribution shall seek to reduce the concentration of lower income households in cities or counties that already have disproportionately high proportions of lower income households." In this way a wide range of housing choices by price and market area is envisioned for all households.

The RHNA methodology establishes a two step process for allocating and defining housing need. The first step is a fair and equitable distribution of housing need between counties and subregions and is supported by the use of AB 2158 factors used in the RHNA housing allocation methodology. The second step calls for local jurisdictions to define local income group needs in relation to county median income and then establish a set of fair share affordable housing goals for low and very low income households. This is because the Housing Statute states that the regional housing allocation methodology must avoid or mitigate the over concentration of income groups in a jurisdiction [65584(d) (4)].

Further local governments are required to consider the diverse housing needs of all income groups in relation to existing conditions when updating their local housing elements. A RHNA fair share adjustment provides a uniform adjustment basis for the income category diversity goals that jurisdictions set to collectively address the housing needs of all economic groups in the region, particularly low and very low income households. Without some adjustment, lower income households would become locked into present locations by the planning process.

The chief objective is to bring communities closer to the county average for the percentage of households that are lower income. Communities with too many lower income households would be brought down,

# REPORT

while communities with below average lower income households would be brought up. There are several policy options available to allocate housing need by income groups that promotes a more equitable distribution of housing opportunities in the region relative to existing conditions.

1. Each community could close the gap between their current percentage and the county average. The percentage adjustment could vary from a 25% of the way adjustment that allows for a continuation of differences between communities to larger 50%, or 75% adjustment that ensure planning policy will move more decisively toward greater equity over the 2005 -2014 planning period.
2. A 100% of the way policy adjustment would put a community at parity with the county average at the end of the planning period. This adjustment would fully address the statutory planning requirement to achieve equity by moving to the county income distribution.

## BACKGROUND:

Households in need are defined in terms of four income categories established in State Housing law. The four income categories used are very low income, low income moderate income and above moderate income. The income categories are based on county median income with very low income defined as 50% or less of the county median income; low income is 51- 80% of the county median income; moderate income is 81-120% of the county median income and above moderate is defined as 120% or above the county median income. These income limits are determined by the State Department of Housing and Community Development pursuant to section 50079.5 of the Health and Safety code and updated as of the most recent decennial census. A major objective of a regional housing needs allocation plan is "allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census." [65584(d)(4)].

## FISCAL IMPACT:

[Click to type the fiscal impact here]

# **RHNA "Fair Share" Adjustment Options**

CEHD RHNA Subcommittee  
September 28, 2006

Southern California Association of Governments

## **What are the fair share goals?**

- Fair and equitable distribution of growth between cities and unincorporated areas
- Fair and equitable diversity of different income groups within a community

## **AB 2158 Factors Guide Distribution**

1. Existing & projected relationship between employment and housing
2. Residential development opportunities & constraints:
  - a. lack of sewer or water capacity pursuant to law
  - b. land availability/infill/up-zoning potential
  - c. land protected from dev. by federal/state law or regulation
  - d. agricultural preservation policies

## **AB 2158 Factors Guide Distribution**

3. Maximization of public transportation & existing transportation infrastructure
4. Market demand for housing
5. City-county agreements concerning growth
6. Conversion of restricted units
7. High housing cost burdens
8. Housing needs of farm workers
9. Others as determined by the COG

**These factors are  
addressed in the Integrated  
Growth Forecast although  
some may warrant further  
policy discussion**

## **Fair Share Policy Guides Diversity**

### **Housing Law Mandates**

1. The definition of four income groups in relation to the county median income: very low, low, moderate and above moderate.
2. The avoidance of over concentration of any one income group, especially very low and low income



### What is the major issue?

The goal (% shift) and the rate (time period) at which localities move toward the county income distribution.

### How would this work?

Here are two extreme cases demonstrating how a very low income city and a very high income city might move toward their county income distribution.

**NOTE:** Most cities more closely parallel their county income profiles.

**Distribution of Households Relative to Median HH Income**

Income Groups	Low Income City	COUNTY	High Income City
Above 120%	28.9%	42.6%	82.1%
81% - 120%	19.9%		
51% - 80%	21.1%	17.1%	
Below 50%	30.1%	15.7%	
		24.7%	8.1%
			4.6%
			5.2%

**25% Movement Toward County Income Distribution**

Income Groups	Low Income City	COUNTY	High Income City
Above 120%	32.3%	42.6%	72.2%
81% - 120%	19.2%		
51% - 80%	19.8%	17.1%	
Below 50%	28.8%	15.7%	
		24.7%	10.4%
			7.4%
			10.1%

**50% Movement Toward County Income Distribution**

Income Groups	Low Income City	COUNTY	High Income City
Above 120%	35.7%	42.6%	62.3%
81% - 120%	18.5%		
51% - 80%	18.4%	17.1%	
Below 50%	27.4%	15.7%	
		24.7%	12.6%
			10.1%
			15.0%

**75% Movement Toward County Income Distribution**

Income Groups	Low Income City	COUNTY	High Income City
Above 120%	39.2%	42.6%	52.5%
81% - 120%	17.7%		
51% - 80%	17.1%	17.1%	
Below 50%	26.1%	15.7%	
		24.7%	14.8%
			12.9%
			19.8%

100% Movement Toward County Income Distribution			
Income Groups	Low Income City	COUNTY	High Income City
Above 120%	42.6%	42.6%	42.6%
81% - 120%	17.1%	17.1%	17.1%
51% - 80%	15.7%	15.7%	15.7%
Below 50%	24.7%	24.7%	24.7%

## Regional "Fair Share"

What is the ideal percentage shift?